



**HOLMANS**  
— ESTATE AGENTS —



# 8 Old Rectory Gardens, Longborough, Gloucestershire, GL56 0QF

Guide Price £585,000, Freehold

## Property Description

Positioned at the end of a quiet leafy cul-de-sac close to the centre of Longborough village and enjoying an excellent panorama to the rear over fields towards the Evenlode Valley, this stylishly appointed detached, two-storey, cottage style three bedroom dormer bungalow residence is recommended for inspection by those looking for the option of the living accommodation on one level with guest accommodation above.

The property has a through living and dining room with a homely woodburning stove and access through the conservatory to an easy to manage walled garden. The conservatory doubles as a utility area and is adjacent to a stylish well planned kitchen with some integrated appliances. The ground floor bedroom has its own ensuite shower room and an attractive view along Old Rectory Gardens.

At first floor level there are two double bedrooms with the second bedroom having an ensuite dressing room or study and enjoying the very best views in the property. There is a smart modern family bathroom also with an integrated shower.

Externally, the property has an attractively landscaped front garden with off-street parking for two vehicles in a tandem driveway.

Old Rectory Gardens is located to the south east of the village within walking distance of Longborough Opera House where there are promenade concerts throughout the summer and is a famous Cotswold event. The village has a public house and shop, primary school and is well positioned for outstanding walks in an area of outstanding natural beauty. There is an excellent walk to be enjoyed from Longborough past Sezincote House towards Bourton-on-the-Hill and The Horse and Groom, a renowned local eatery.

The village is located mid way between the market towns of Stow-on-the-Wold and Moreton-in-Marsh with the latter having its own railway station with links to Oxford and London Paddington.

## Accommodation comprises:

### Entrance Hall

With timber panelled front door and leaded paned inset, easy staircase rising to first floor.

### Kitchen

(9' 08" x 8' 06") or (2.95m x 2.59m)

Fitted on three sides with parquet-style laminate work tops with inset 1 1/2 sink unit with single drainer and mixer tap. Integral Indesit dishwasher, space for full height fridge freezer. Ceramic gas hob with built-in oven below. Two-tier larder cupboard to one side and six further base cupboards, seven matching wall-mounted cupboards. Tiled surround to work surfaces and double radiator.

### Front Sitting Room

(16' 07" x 13' 0") or (5.05m x 3.96m)

Cotswold stone fireplace with stone hearth and cast iron woodburning stove. Built-in cupboards and display areas to one side of chimney breast and two double cupboards. Attractive outlook from double mullioned window along Old Rectory Gardens and treescape. Shelf and display areas to other side of chimney breast and built-in furniture opposite incorporating five cupboards and drawers and arched display areas. Room formed in open-plan with dining room.

### Dining Room

(9' 11" x 9' 01" ) or (3.02m x 2.77m)

With double radiator. Fitted double cupboard with display area above, leaded paned windows. Access to full-width conservatory doubling as utility area.

### Conservatory

(19' 02" x 5' 07" ) or (5.84m x 1.70m)

With tiled floor, Correx roof and northerly aspect. Glazed on three sides with partial view of the Evenlode Valley. Double and single doors leading directly on to enclosed garden and utility area.

### Utility Area

With built-in cupboards, space and plumbing for automatic washer and space for tumble dryer. Double radiator. Door leading to kitchen.

### Ground Floor Bedroom

(12' 06" x 9' 01") or (3.81m x 2.77m)

Mullioned window with leaded panes, single radiator. Bluetooth light switch. Built-in understairs storage cupboard with louvred doors and access to ensuite shower room/w.c.

### EnSuite Shower Room/WC

With three piece suite in white, wash hand basin set on to double cabinet, close coupled low flush w.c. Four integral cupboards, single radiator. Shower cubicle with sliding doors and thermostatic shower. Fully tiled walls, built-in extractor and large dressing mirror.

### First Floor Landing Area

With double radiator, double built-in linen cupboard with louvred doors.

### Front Bedroom 2

(13' 05" x 9' 03" ) or (4.09m x 2.82m)

With double and single built-in wardrobes to eaves storage area. Dormer window with southerly aspect over Old Rectory Gardens. Further double louvred door cupboard with eaves storage. Access to small loft area and mirrored door leading to study.

### Dressing Room/ Study

(8' 08" x 8' 08") or (2.64m x 2.64m)

With louvred swing window, access to eaves storage to two sides.

### Central Bathroom/W.C.

With three piece suite in white, close coupled low flush w.c., wash hand basin set in to double cupboard. Panelled bath with thermostatic shower and mixer tap, glazed shower screen and tiled surround. Single radiator and high-level louvred swing window. Built-in shaver point.

### Rear Bedroom 3

(11' 06" x 7' 05" ) or (3.51m x 2.26m)

Stunning outlook over undulating countryside and lawns towards the Evenlode Valley. Double radiator, double and single built-in wardrobe. Study/dressing area, access to small loft space.

### Integral Garage

(17' 02" x 8' 10" ) or (5.23m x 2.69m)

With Worcester wall-mounted gas fired central heating boiler and Centre Store substantial pressurised hot water tank. Double doors opening on to driveway.

### Outside

#### Rear Garden

(40' 0" x 20' 0") or (12.19m x 6.10m)

With random Cotswold stone wall boundary to two sides with larch-lap fencing to the West. Elevated garden plots and flagged stone path, gravelled seating area and central lawn. Outside water tap.

#### Front Garden

With off-street parking for two vehicles on gravelled driveway. Open-plan lawned area with mature trees and well-stocked shrubbery and flower borders.

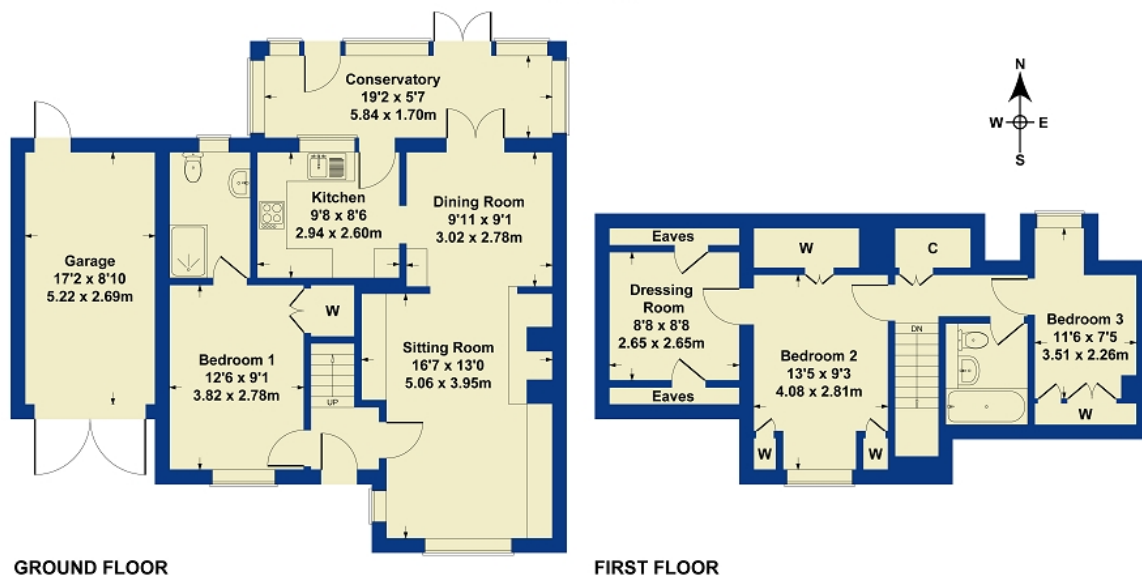






## 8 Old Rectory Gardens, Longborough, GL56 0QF

Approximate Gross Internal Area  
1356 sq ft - 126 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Directions

From our Moreton-in-Marsh office, turn left continuing south along the Fosseway for approximately two miles, then turn right signposted for Longborough. Continue to the centre of the village, turning left in front of the school along the village High Street at the end of which the road veers round to the right. The entrance to Old Rectory Gardens is then on the right, continue through a series of mature trees and this property is then dead ahead at the end of the cul-de-sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		102
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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