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Tayler & Fletcher



8 Orchard Rise, Longborough, GL56 0RG
Guide Price £395,000





8 Orchard Rise

Longborough, GL56 0RG

A 3 bedroom semi-detached Cotswold stone house in need of complete modernisation, set in a village position with garage, parking and gardens.

Description

8 orchard Rise is a semi-detached property constructed of natural Cotswold stone under a tiled roof with an attached single garage. The property is in need of complete modernisation. It is accessed off a private driveway from the cul-de-sac with front and rear gardens.

The property enjoys flexible accommodation with an Entrance Hall, Cloakroom, Sitting Room, Dining Room and Kitchen on the ground floor and a Bathroom and 3 bedrooms on the first floor.

Location

Longborough is a delightful Cotswold village which stands in an elevated position with superb views over the surrounding countryside. The village amenities include an excellent Village Store, Cafe and Post Office, a C of E Primary School and a local Pub. St James is the Parish Church and the village boasts an Opera House, the Longborough Opera, with a season that runs through June and July. Moreton-in-Marsh and Stow-on-the-Wold are both approximately 3 miles distant providing every day shopping, business and educational facilities. There are regular Inter City and other trains to London, Paddington from Moreton-in-Marsh and Kingham stations.

Cheltenham, 20 miles, has excellent shopping facilities, a wide number of hostelryes, a multiplex cinema, together with the Everyman Theatre as well as National Hunt, Music, Literature and Cricket festivals for which the town is well known.

Accommodation

Entrance Hall

Leading to

Cloakroom

Low-level w.c. wash hand basin and pendant light fitting.

Door from hall leading to

Sitting Room

Fireplace set on a raised hearth with Cotswold stone surround and mantelpiece above. Window overlooking front garden.

Dining Area

Doors to rear garden and hatch into kitchen.

Kitchen

One and a half bowl sink unit with mixer tap, range of cupboards and drawers below and matching eyelevel cupboards. Logic washing machine, Zanussi electric oven and grill with four ring hob and extractor fan above.

Door from kitchen to rear garden.

First Floor

Bedroom 1

Double bedroom with built-in cupboard with hanging rail and shelf, window overlooking front garden.

Bedroom 2

Double bedroom with built in shelving and window overlooking rear garden.

Bedroom 3

Single bedroom with window overlooking front garden.

Bathroom

Bath with shower attachment, low-level w.c. pedestal wash hand basin.

Airing cupboard with hot water tank on the landing.

Outside

Front garden, driveway parking and door to garage.

Patio area immediately adjoining rear of house leading to further garden.

Services

Mains electricity, water and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

Council Tax

Council Tax Band D. Rates Payable for 2025/2026: £2,233.70.

Tenure

Freehold.

Directions

From the Fosseway (A429) at Stow-on-the-Wold take the A424 towards Evesham. After approximately 2 miles turn right signposted Longborough. Continue down the hill and onto the High Street and Orchard Rise will be seen on the left hand side just before the bus shelter and the school.

what3words

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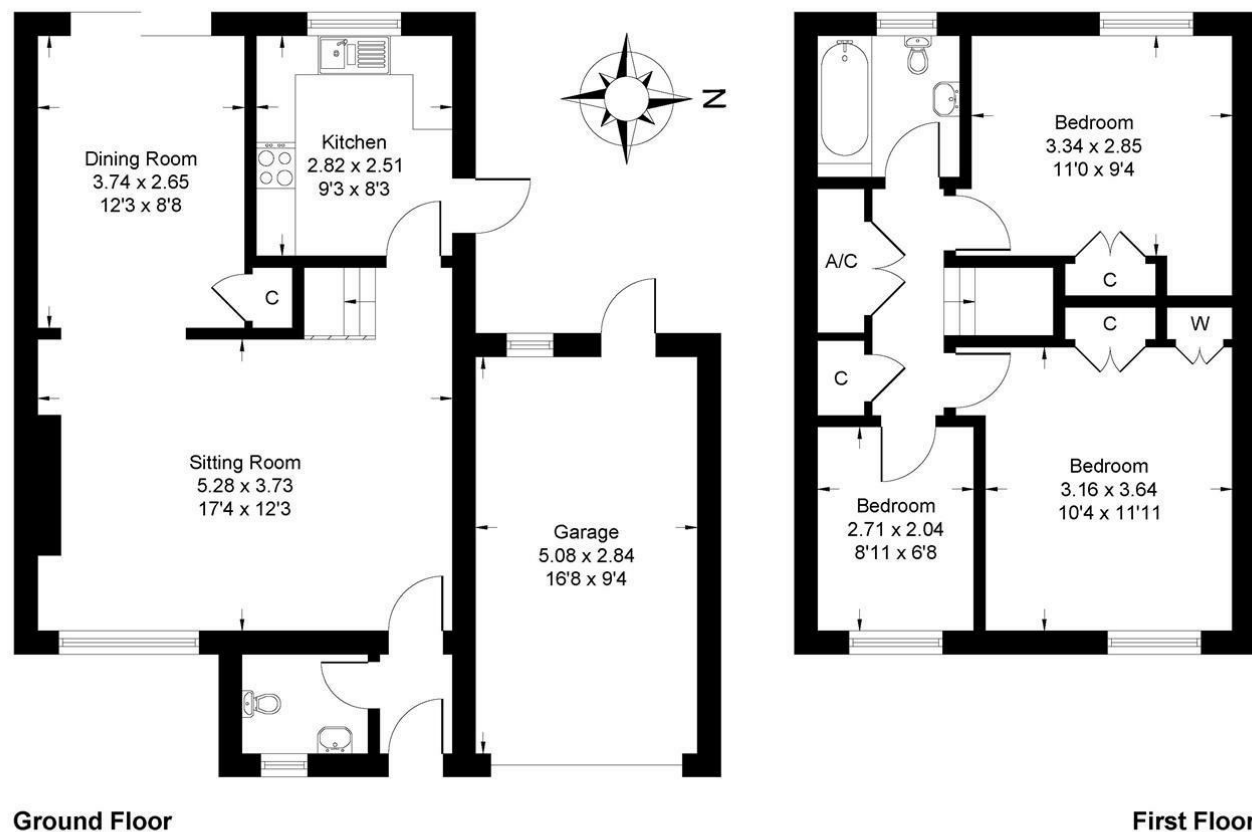


Floor Plan

Approximate Gross Internal Area = 85.15 sq m / 917 sq ft

Garage = 14.43 sq m / 155 sq ft

Total = 99.58 sq m / 1072 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.