

A photograph of a traditional stone house with a steep, tiled roof and dormer windows. The house is surrounded by lush greenery, including large trees and flowering plants. A white patio umbrella is visible on the left side of the house. The foreground is filled with tall purple flowers and a dry, yellowish lawn. The sky is blue with scattered white clouds.

THE SHIPPON, CLAPTON-ON-THE-HILL



NESTLED IN A PEACEFUL VILLAGE SETTING

Bourton-on-the-Water 2 miles, Northleach 4 miles, Stow-on-the-Wold
6 miles, Burford 9 miles, Cirencester 17 miles, Cheltenham 16 miles,
Kingham 8 miles (trains to London Paddington from 76 mins)
(all distances and times are approximate)

			EPC
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Local Authority: Cotswold District Council

Council Tax band: F

Tenure: Freehold

Services: Electricity, water and drainage are connected to the property; propane gas for cooking; and an air source heat pump for heating and hot water.



LOCATION

Situated in the peaceful village of Clapton-on-the-Hill, The Shippon enjoys an idyllic rural setting with outstanding views over the Windrush Valley and immediate access to scenic countryside walks. The village's lack of a through road ensures a tranquil atmosphere. Nearby Bourton-on-the-Water offers a full range of amenities, including shops, pubs, and restaurants, while Stow-on-the-Wold, Cirencester, and Cheltenham provide more extensive options. The area is renowned for its high-quality education, including the outstanding Cotswold Academy in Bourton-on-the-Water, Cheltenham's respected colleges and grammar schools, and excellent schools in Oxford. Recreational opportunities include golf at Burford, Lyneham and Naunton Downs, horse racing at Cheltenham and Stratford-upon-Avon and rugby at Gloucester. Daylesford Organic Shop and the Bamford private members club are both a short drive away, Soho Farmhouse and Estelle Manor a little further.





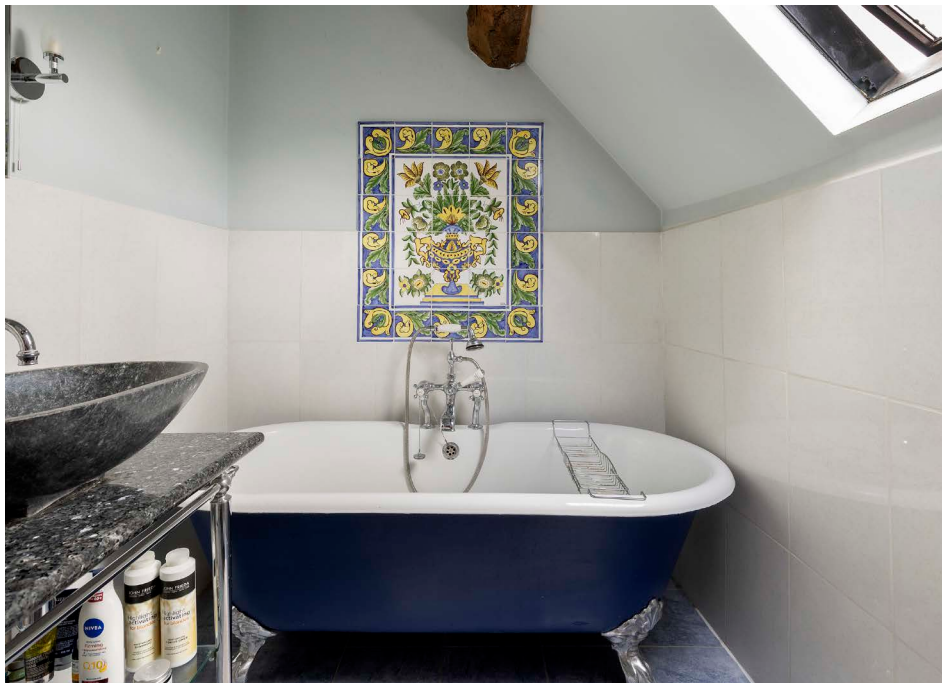


SPACIOUS CHARACTER COTTAGE

Nestled in a peaceful village setting, this charming semi-detached Cotswold stone cottage beautifully combines period character with modern comfort. Brimming with charm and original appeal, the property offers generous and versatile accommodation extending to approximately 1,807 sq ft.

At the heart of the home is a bespoke kitchen/dining room, thoughtfully designed to complement the cottage's character while providing a practical and inviting space for everyday living and entertaining. The impressive reception rooms offer a wealth of charm, creating warm and welcoming spaces throughout.

The well-proportioned accommodation offers flexible living, with two bedrooms, both with en suite, and fitted wardrobes, and a further bedroom/office. Ideal for family life, home working or hosting guests.







GARDENS

Outside, the cottage enjoys beautiful sunny gardens that have been lovingly maintained and planted with a variety of mature shrubs and established borders. The gardens provide a delightful and private setting in which to relax and enjoy the surrounding countryside.

A separate outbuilding provides useful ancillary accommodation, including a versatile storage room that would make an excellent home office, studio or creative workspace. The property also benefits from a half garage, currently arranged to provide additional storage space, with the potential to be converted back to a full single garage if required. Set within a quiet and highly desirable village location, this attractive Cotswold home offers an enviable combination of character, practicality and rural tranquillity.

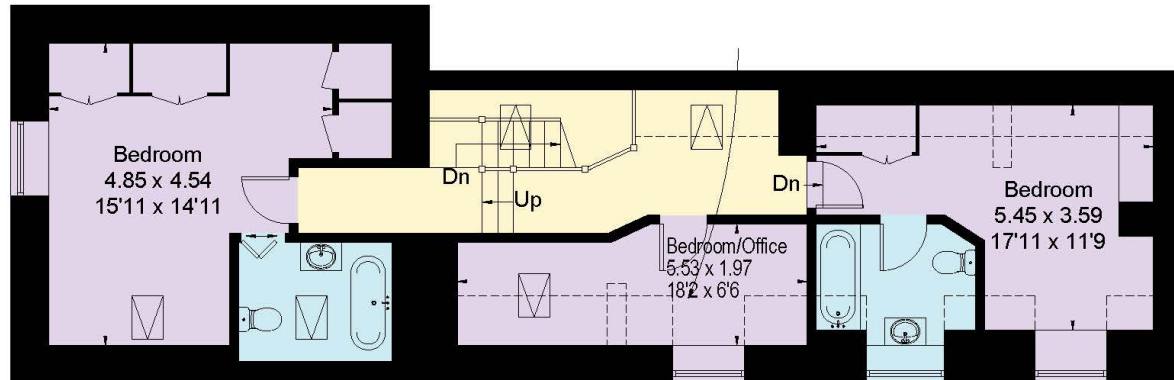




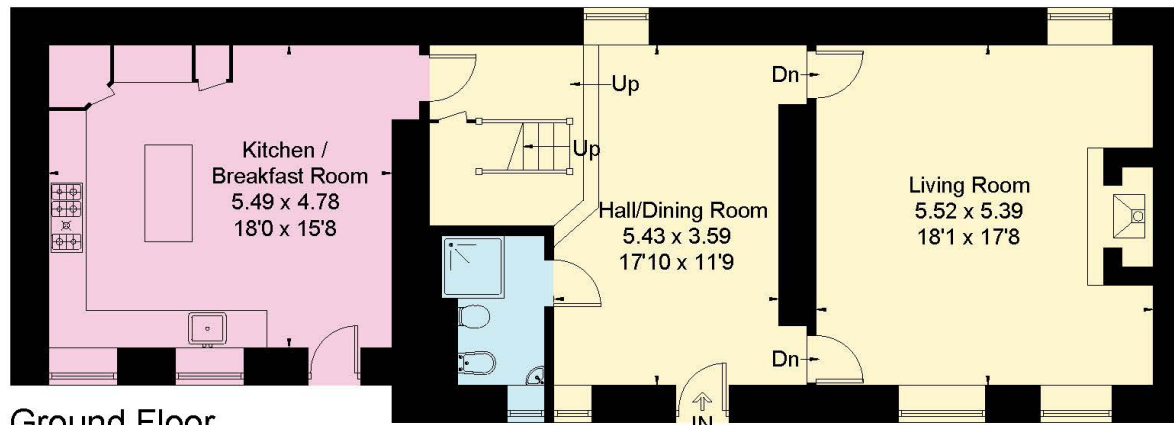
Approximate Floor Area = 167.9 sq m / 1807 sq ft
 Outbuildings = 15.7 sq m / 169 sq ft
 Total = 183.6 sq m / 1976 sq ft
 (Including Garage)



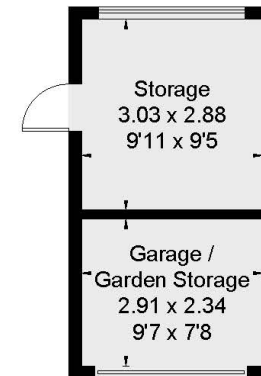
[] = Reduced head height below 1.5m



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112489

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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