



9 HIGH STREET
WITHINGTON, GLOUCESTERSHIRE



A classic Grade II Listed mid-terrace cottage located in the heart of this popular village

Ground Floor: Sitting Room/Dining Room
Kitchen • Bathroom

First Floor: Double Bedroom • Bedroom/Study

Outside: Generous rear garden
Patio terrace • Parking

Butler 
Sherborn

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DESCRIPTION

A delightful Grade II listed Cotswold stone cottage, retaining many of its original features and much of its historic charm, including exposed beams and stonework, window seats and a traditional fireplace. The accommodation provides a good foundation for further improvement, with the potential to extend and update, subject to necessary consents. To the rear is a generous garden mainly laid to lawn with a patio terrace. There is parking at the end of the garden for a couple of cars. The cottage is located in the village conservation area.

SERVICES

Mains water and electricity. Private drainage to a shared septic tank located in the garden of number 8. Electric storage heaters. Gigaclear available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

TENURE

Freehold with vacant possession



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The neighboring property number 8 has an access across the parking area to get to the rear of their garden.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band D

VIEWINGS

Strictly by appointment only. Butler Sherborn, Cirencester Office - T: 01285 883 740
E: cirencester@butlersherborn.co.uk

DIRECTIONS (GL54 4BQ)

what3words to front door: ///starlight.jogged.shocks
what3words to parking area: ///nutty.after.handyman





Towns

Northleach 6 miles
Cheltenham 8 miles
Cirencester 9 miles
Stow on the Wold 15 miles



Pubs

The Mill Inn, Withington
The Frogmill, Shipton Oliffe 3.5 miles
The Green Dragon, Cockleford 5.4 miles
The Stump, Fosse Cross 6 miles
The Sherborne Arms and The Wheatsheaf,
Northleach 6 miles

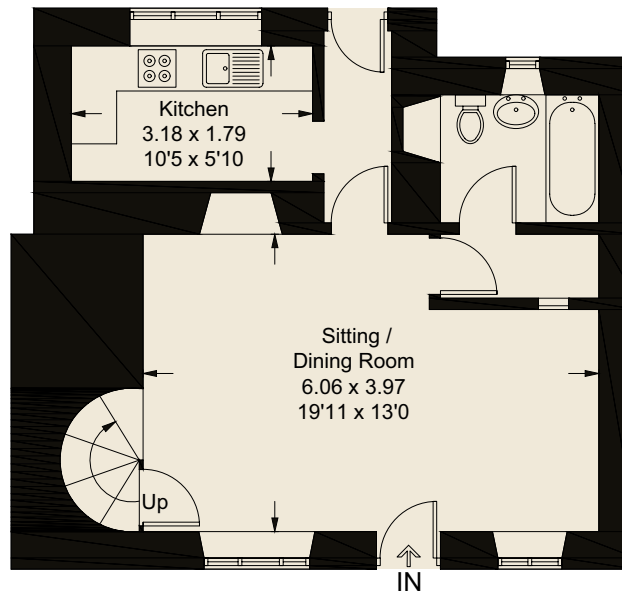


Train Stations

Cheltenham Spa 9 miles
Kemble 11.5 miles

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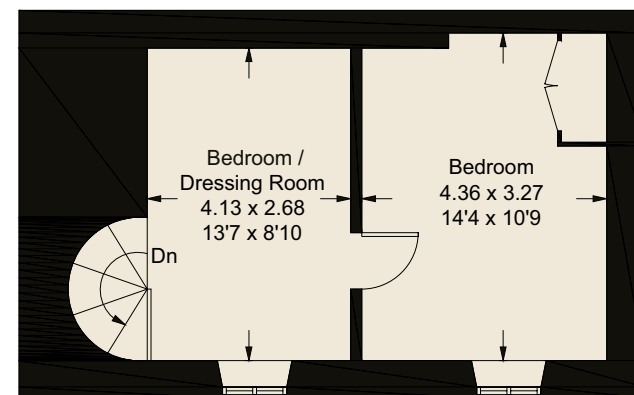
Ground Floor



9 The High Street Withington

Approximate Gross Internal Area = 68 sq m / 732 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334890)



First Floor

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