



Myrtle Cottage, 3 Post Office Lane, Draycott

Guide Price **£585,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Myrtle Cottage, 3 Post Office Lane

Draycott, Moreton-In-Marsh

A charming 4 bedroom Cotswold stone cottage tucked away on a quiet lane in this delightful Cotswold village. With plenty of original character, the cottage is arranged over three floors and offers ample reception space, a home office, a workshop, a garage, and gardens on three sides.

Originally built around 1850 as two cottages, this detached residence now features spacious and surprising light accommodation. The kitchen and breakfast room overlook the rear garden, which is filled with an abundance of wildlife that can be viewed from the windows looking out towards the orchard beyond. The dining hall showcases beautiful beams and exposed stone, with a fireplace housing a gas-effect wood burner. The living room also features beams, exposed stone, and an open fireplace.

From the kitchen, you can access the utility room, which has a door leading to the downstairs WC and shower room, as well as a door to a rear porch that provides access to the garden and garage. On the other side of the kitchen, you will find a garden room, which the current vendors use as their everyday entrance. This leads to a brick-built workshop and home office.

On the first floor, there are two double bedrooms that reflect the charming features found downstairs, with the main bedroom boasting built-in wardrobes. The family bathroom is equipped with a freestanding bath. On the second floor, there are two additional bedrooms enjoying views over the village and the countryside beyond; they both have useful eaves storage.





You can include any text here. The text can be modified upon generating your brochure.



DISCLAIMER

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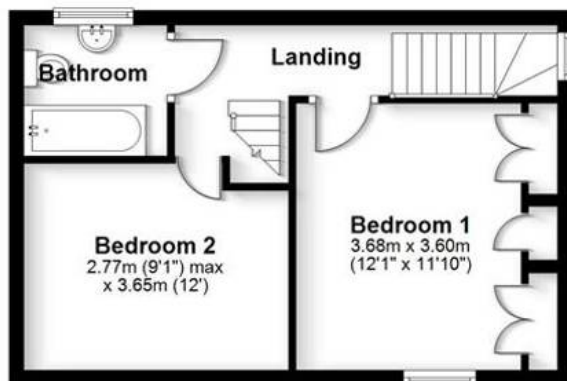
Ground Floor

Approx. 101.2 sq. metres (1089.4 sq. feet)



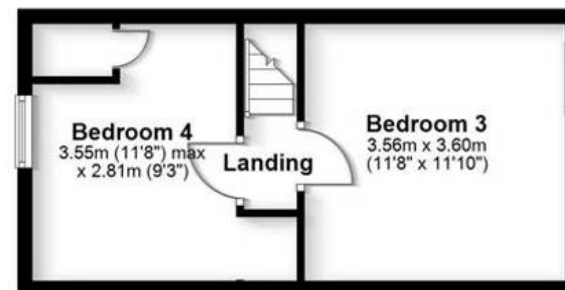
First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Second Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



Total area: approx. 162.4 sq. metres (1747.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.