

1 CHURCH COTTAGES

TODENHAM, GLOUCESTERSHIRE



A beautifully presented three bedroom cottage with a landscaped garden and rural view over fields

Ground Floor: Sitting room
Kitchen/Dining room • Utility

First & Second Floors: 3 bedrooms set over 2 floors
2 Bath/Shower rooms • Snug/Study

Outside: Landscaped rear Garden • Store



Stow-on-the-Wold Office

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DESCRIPTION

1 Church Cottages is opposite St Thomas à Becket Church and dates back to the early 1700's, the current owner has continually updated the cottage since 2018, to create a wonderful second home and a holiday let. There is 1,348sqft of accommodation set over the three floors. The cottage is set in the heart of the village and is in the Conservation Area.

The sitting room has an eye-catching Cotswold stone and brick fireplace with a wood burner and an attractive wooden beam along with exposed ceiling beams. The beautiful window and door open out the garden.

The farmhouse-styled kitchen has a Rayburn set into an impressive brick fireplace, with fitted cupboards. A traditional dresser is to one side. There are exposed ceiling timbers, a window seat and a tiled floor.

The kitchen leads to the utility room which has been fitted like a traditional kitchen with a range of cupboards, a 'butlers' styled sink and a wooden work top. There is space for a fridge freezer.

Beautifully presented bedrooms, all are light and bright with pretty outlooks over the garden or village. There





are traditional wooden floors in the first floor rooms and exposed beams on the second floor. The landing, snug/study space makes a delightful sitting area with a view over the garden to the fields beyond.

The bathroom and shower rooms are well-appointed, light and bright and have views over the rear garden and to the fields beyond. It is worth noting the staircases in this cottage are wide and have generous treads.

The garden has a paved terrace which has paths leading around the flower beds. This garden has been carefully planted to give interest and colour. The lawn is flat, a wall at the end of the garden encloses garden, making it ideal for children. There is a wooden summer house, making it all perfect for outdoor entertaining in the summer months.

SERVICES

Mains water, electricity and drainage. Gigaclear Hyperfast 900 connected. Oil fired central heating and Rayburn. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are not included Some items may be available by separate negotiation.

TENURE

Freehold

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.

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester,
GL7 1PX - T: 01285 623000 | W: www.cotswold.gov.uk

COUNCIL TAX

Band E

EPC

Rating E (48)

VIEWING

Please telephone Butler Sherborn, Stow on the Wold
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DIRECTIONS (GL56 9PF)

Leaving Moreton in Marsh on the A429 (Fosse Way), take the first turning on the right onto Todenham Road, this will bring you straight into the village. Keep driving through the village and the cottage is on the right opposite the church. Park on the roadside.

what3words: ///junction.emeralds.homing





Towns

Stow-on-the-Wold 7.9 miles
Moreton in Marsh 3.6 miles
Shipston on Stour 3.5 miles



Pubs & Eateries

The Farriers Arms Todenham (re-opening)
Pit Kitchen 1.2 miles
Todenham Manor Farm Shop & Herd 0.7 miles
Howard Arms, Ilmington 7.2 miles
Ebrington Arms 7.5 miles
Blockley Café 7.6 miles



Schools

Kitebrook School 4.8 miles
Sibford School 10.7 miles
Kingham Hill School 9.2 miles
Bloxham School 14.8 miles



Train station

Kingham 11.6 miles
Moreton in Marsh 3.8 miles

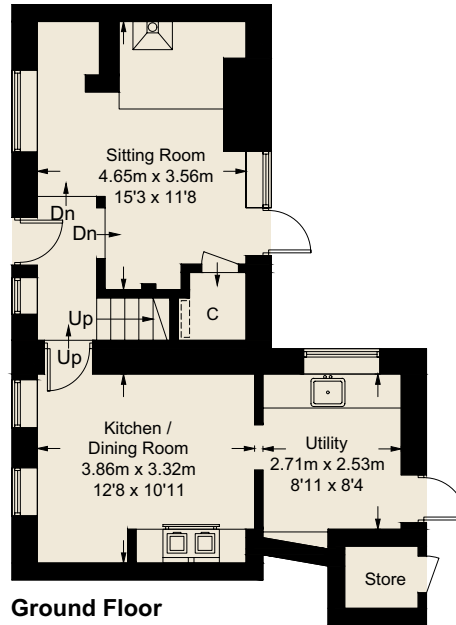


Members Clubs

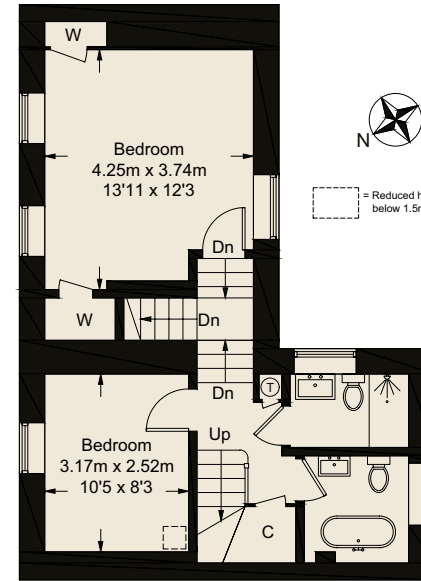
Daylesford Organic Shop & Spa 10.1 miles
Soho Farmhouse 15.2 miles
Estelle Manor 22.6 miles
Todenham Manor Padel Courts 0.7 miles



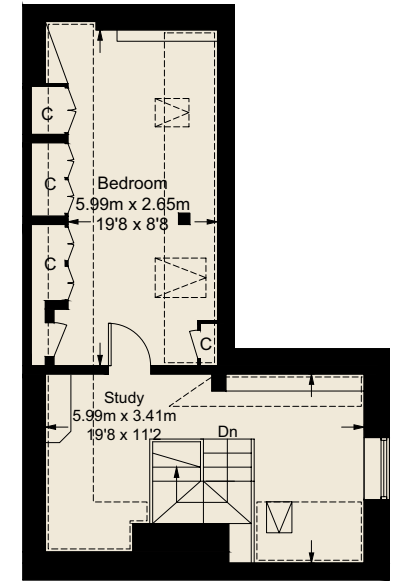
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Ground Floor
44.1 sq m / 475 sq ft



First Floor
42.9 sq m / 462 sq ft



Second Floor
38.2 sq m / 411 sq ft

Approximate Gross Internal Area = 125.2 sq m / 1348 sq ft
(Excluding Outside Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1274145)

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