



# MEADOW VIEW COTTAGE

CALCOT, GLOUCESTERSHIRE

A charming Cotswold stone detached cottage, forming part of this idyllic village, with stunning rural views, three double bedrooms, a pretty rear garden and garage

**Ground Floor:** Sitting room • Kitchen • Shower room

**First Floor:** Three double bedrooms • Bathroom

**Outside:** Rear garden

Detached garage with parking in front



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## DESCRIPTION

Meadow View Cottage, believed to date back to the early 1800's, is a delightful, detached Cotswold stone cottage situated within a picturesque location. Retaining many of its original features, the cottage, which has been successfully used as a holiday rental, is very well-presented throughout. The sitting room, with its original stone floor, has an elegant fireplace with wood-burning stove, designated space for a dining table and leads into the kitchen complete with Aga. To the rear, adjacent to the stairs, is a well-appointed shower room. On the first floor are three double bedrooms and a bathroom with free-standing bath. Meadow View Cottage is not listed.

## OUTSIDE

Accessed from the kitchen as well as by a side gate, steps lead up to a pretty lawned garden, flanked by mature borders containing a variety of plants and perennials. The oil tank is discretely positioned to one side. To the front of the cottage, framed by a wonderfully mature climbing rose, there is a detached single garage with power and there is parking directly in front of it.

## SERVICES

Mains water and electricity. Oil fired central heating. Private drainage. Gigaclear super-fast broadband. 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 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.

## 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.

## PUBLIC FOOTPATHS

There is a public footpath over the gravel driveway, to the left-hand side of the garage.

## TENURE

Freehold with vacant possession.

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band E

## EPC

Band E

## VIEWINGS

Please telephone Butler Sherborn, Cirencester Office -  
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## DIRECTIONS (GL54 3JZ)

The postcode leads directly to Calcot. Continue all the way down Calcot to the bottom and Meadow View Cottage can be found at the end of the road on the left-hand side, the second to last property.

**what3words:** ///wider.manager.acclaimed

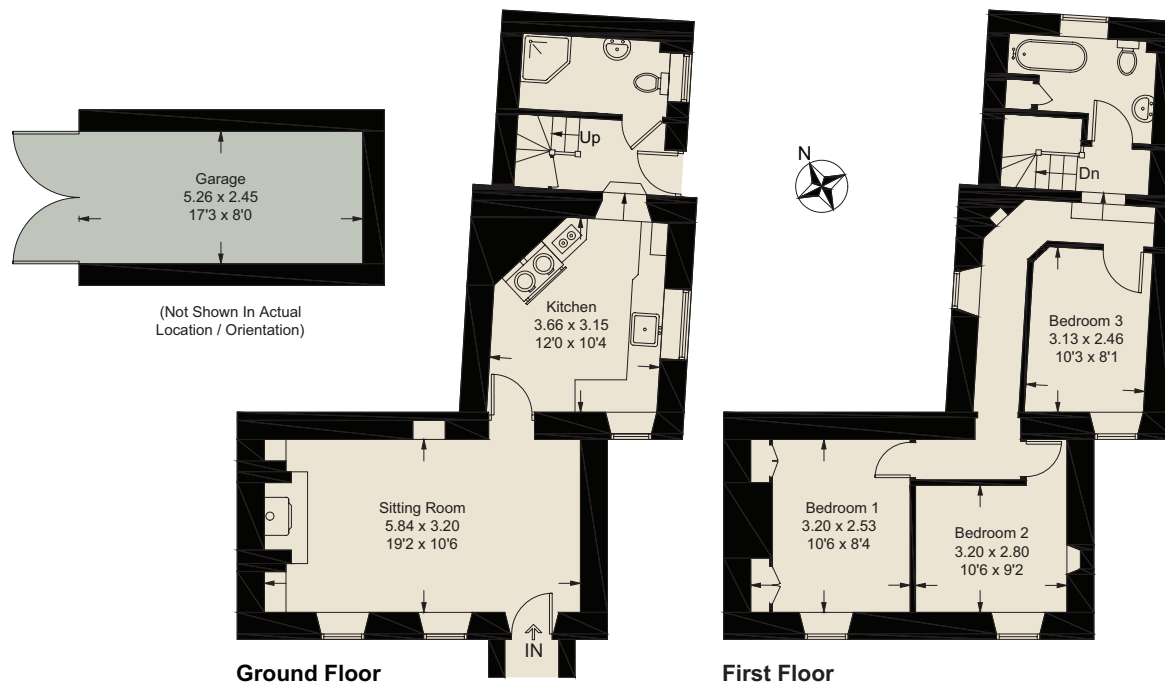




## Meadow View Cottage

Approximate Gross Internal Area = 80 sq m / 861 sq ft  
 Garage = 13 sq m / 139 sq ft  
 Total = 93 sq m / 1000 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301201)



### Pubs

- The Stump 2.4 miles
- The Sherborne Arms, Northleach 3.3 miles
- The Wheatsheaf, Northleach 3.4 miles
- The Village Pub, Barnsley 4.3 miles



### Shops

- Northleach 3.3 miles
- Fairford 8 miles
- Cirencester 9 miles
- Burford 12 miles
- Cheltenham 15 miles



### Train Stations

- Kemble Station 13 miles
- Cheltenham Station 16.4 miles

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