



FLAT 1, MANOR HOUSE

EASTLEACH, GLOUCESTERSHIRE



A delightful ground floor apartment within a converted Victorian manor house, set in beautiful communal grounds in the sought-after village of Eastleach

Ground Floor: Sitting room • Kitchen/breakfast room
Two bedrooms • Bathroom

Outside: Communal Garden • Parking

Butler 
Sherborn

Burford Office

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DESCRIPTION

A spacious ground-floor apartment in an impressive 19th-century manor house, set in approximately 3 acres of peaceful and well-maintained communal grounds on the edge of a desirable village with a popular pub and beautiful walks. The apartment combines period character with practical single-level living, benefiting from high ceilings, well-proportioned rooms and a large sitting room with bay windows overlooking the gardens. With allocated parking and the gardens maintained for residents, the apartment would make an excellent second home, investment or downsizing opportunity.

SERVICES

Mains water, electricity and drainage. Gigaclear broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

SERVICE CHARGE

£4,800 per annum.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale.



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 quasieasements 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.

TENURE

Leasehold (999 years from 1st May 1982) with a share of the Freehold.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band D

EPC

Rating F

VIEWINGS

Please telephone Henry at Butler Sherborn, Burford Office - T: 01993 822325 | E: henry@butlersherborn.co.uk

DIRECTIONS (GL7 3NQ)

From Burford roundabout take the A361 towards Lechlade. After 2 miles turn right at the Cotswold Wildlife Park, signposted Holwell. Follow the lane, crossing over the first junction and taking the next left. Continue until you reach Eastleach. After reaching the village, just after the turning for Turville barns on your left, take the next left up a gated driveway to the right of the building there is a driveway to the right. The entrance to the apartment will be on the left.

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Pubs

Victoria Inn, Eastleach – 0.1 miles
The Swan, Southrop – 1.2 miles
The Five Alls, Filkins – 3.7 miles



Schools

Southrop C of E Primary School – 1.3 miles
Hatherop Castle – 3.4 miles
Farmor's School, Fairford – 4.8 miles



Train station

Charlbury – 13 miles



Members Clubs

Estelle Manor – 20.4 miles
Daylesford – 16.3 miles
Thyme, Southrop – 2.1 miles

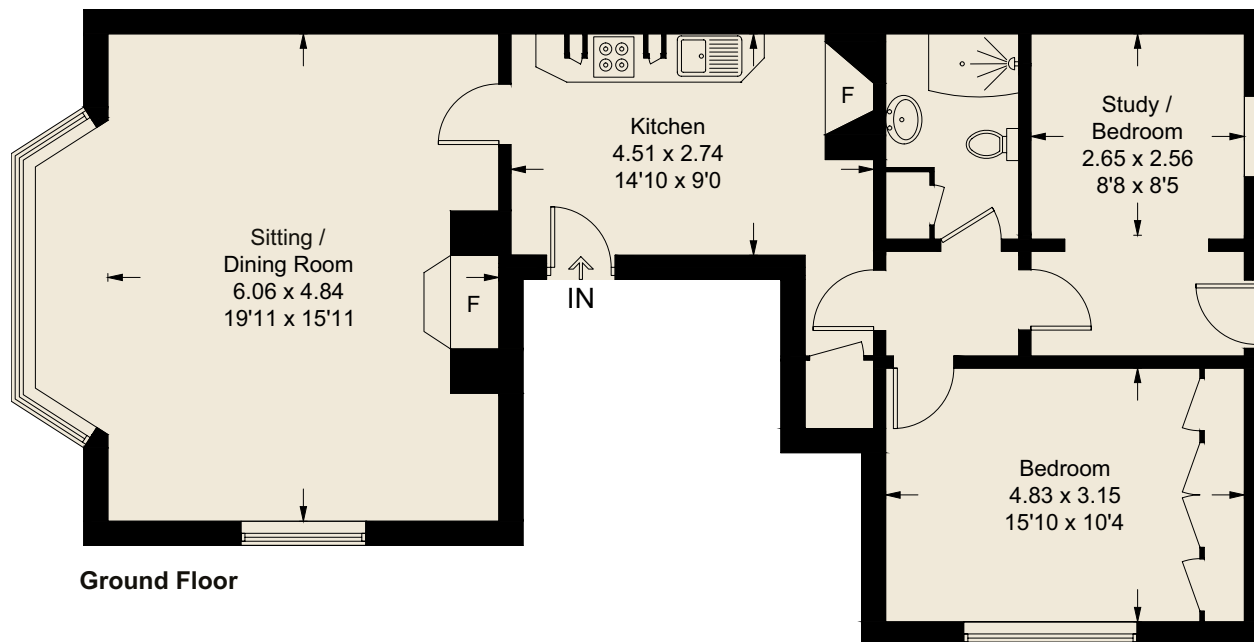
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Flat 1 Manor House

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334609)



Ground Floor

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