




CHURCH COTTAGE

Kelmscott, Lechlade



QUINTESSENTIAL COTSWOLD CHARM MEETS MODERN STYLE

A beautifully presented and substantial (3,185 sq ft) Grade II listed Cotswold cottage with a separate two-bedroom annexe, set in the heart of one of the area's most desirable villages.

			EPC
5	5	4	E

Local Authority: West Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil-fired central heating. Fibre Optic Broadband.



THE PROPERTY

Church Cottage is an exceptional early 19th-century stone home, one of only a handful in this sought-after village. The property combines timeless character, such as exposed beams, honeyed stone and an impressive inglenook fireplace. The interiors are immaculate and gently neutral, reflecting its recent use as a high-end holiday home. The upper floors enjoy serene views of the neighbouring church and the surrounding countryside. Accommodation is arranged between the main house and a fully self-contained annexe, offering superb versatility. The main cottage includes two elegant sitting rooms, an open-plan kitchen/dining room, a utility, a cloakroom and a boot room. Three bedrooms are all en suite and arranged across the ground and first floors. The annexe provides an additional kitchen, sitting room, two bedrooms and two bath/shower rooms.



MORE ABOUT THE PROPERTY

The property has been both a family home and a lucrative holiday let, thanks to its flexible accommodation, swimming pool and wonderful surroundings. Set within 0.35 acres, the gardens offer a peaceful, secluded setting.

A gated gravel drive and lawn sit to the front, while the rear garden features an outdoor pool, a generous terrace and an expansive lawn with far-reaching rural views that is ideal for entertaining and family life.

Kelmscott is a quintessential and unspoilt Cotswold village on the Oxfordshire/Gloucestershire border, celebrated for its association with William Morris. Close to Lechlade, Burford and Cirencester, with excellent transport links via Swindon, Oxford and Didcot to London Paddington, the area also offers outstanding leisure, cultural and equestrian amenities.





LOCATION

Kelmscott is an exceptionally picturesque and unspoilt village on the Oxfordshire/Gloucestershire border, moments from the River Thames and just two miles from Lechlade. Renowned for its connection to William Morris, whose much-loved Kelmscott Manor served as his country home from 1871 to 1896. The village is characterised by its timeless Cotswold stone cottages, medieval church with notable wall paintings, and a well-regarded local pub. Perfectly positioned between the M4 (Junction 15) and M40, Kelmscott offers excellent access to the historic market towns of Lechlade and Burford, with Cirencester, Cheltenham and Witney providing extensive shopping and amenities.

Mainline rail services to London Paddington are available from Swindon, Oxford and Didcot, with journey times of approximately 40–60 minutes. The area offers a superb range of leisure pursuits, including golf at Burford, Witney and Cirencester, sailing on the Cotswold Lakes and watersports on the Thames. Cultural venues are close by in Bath, Cheltenham, Oxford and Chipping Norton. The region is also well known for its equestrian heritage, including Badminton and Blenheim Horse Trials, racing at Cheltenham and polo at Cirencester Park.



Approximate Gross Internal Area 1970 sq ft - 183 sq m

(Excluding Annexe & Outbuilding)

Ground Floor Area 1435 sq ft – 133 sq m

First Floor Area 535 sq ft – 50 sq m

Annexe Ground Floor Area 574 sq ft – 53 sq m

Annexe First Floor Area 300 sq ft – 28 sq m

Outbuilding Area 341 sq ft – 31 sq m



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