

MONTPELLIER

FILKINS, GLOUCESTERSHIRE



An attractive detached four-bedroom property with driveway, double garage and delightful gardens in all approximately 0.41 acre, located in the desirable village of Filkins

Ground Floor: Entrance hall • Dining room
Drawing room • Kitchen/Breakfast room • Utility
Bedroom with adjoining bathroom • Cloak room

First Floor: Principal bedroom with dressing room and adjoining bath and shower room • Two further double bedrooms • Family bathroom

Outside: Double garage • Driveway
Front, rear and side gardens • Garden shed



Butler 
Sherborn

Burford Office

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DESCRIPTION

Montpellier is an immaculate detached village home, positioned proudly within its generous plot in the heart of Filkins. Lovingly updated and carefully maintained by the current owners over the past 17 years, the property offers flexible accommodation well suited to both families and couples seeking a welcoming village lifestyle and strong sense of community.

Finished to a high standard throughout, the house is beautifully presented and complemented by mature, well-established gardens extending to approximately 0.41 acres. Outside, there is a detached double garage, patio terrace ideal for outdoor entertaining, well-stocked borders and a feature pond and seating area, all contributing to the property's private setting. Due to the size of the garden, there is potential for further extension, subject to the necessary consents.

SERVICES

Mains water, gas and electricity. Private drainage, shared with neighbour. Broadband connected to Gigaclear. 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. Some additional items 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.

TENURE

Freehold





LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney,
Oxfordshire - T: 01993 861000 | W: westoxon.gov.uk

COUNCIL TAX

Band G

EPC

Rating D

VIEWINGS

Please telephone Butler Sherborn, Burford Office -
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DIRECTIONS (GL7 3JJ)

From Burford travelling south on the A361 take the left turning onto the B4477 to Broughton Poggs. After the left-hand bend, turn right signposted Kencot, Broadwell and Langford. Montpellier is the last driveway on the left before the signpost for Langford.

what3words: ///regulates.callers.interests



Pubs

The Five Alls, Filkins 0.2 miles
The Bell, Langford 1.3 miles
The Swan, Southrop 2.6 miles



Members Clubs

Thyme, Southrop 3.6 miles
Soho Farmhouse, Great Tew 22.8 miles
Estelle Manor, North Leigh 18.4 miles



Schools

Cokethorpe School, Witney 14.2 miles
Hatherop Castle School, Hatherop 6.8 miles
Burford School, Burford 5.4 miles



Train stations

Oxford parkway 22.7 miles
Swindon 14.3 miles

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Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft
Outbuildings = 35.0 sq m / 377 sq ft
Total = 219.9 sq m / 2367 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1304603)

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