

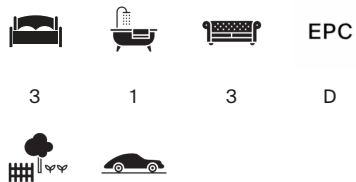


PAXTON COTTAGE, LOWER SLAUGHTER



COTSWOLD STONE COTTAGE SET IN SOUGHT AFTER VILLAGE

Bourton-on-the-Water 1.5 miles, Stow-on-the-Wold 3.5 miles,
Kingham 8 miles (trains to London Paddington from 76 minutes),
Cheltenham 15 miles, Cirencester 16 miles.
All distances and times approximate.



Local Authority: Cotswold District Council

Council Tax band: D

Tenure: Freehold



LOCATION

Lower Slaughter lies in a designated Area of Outstanding Natural Beauty. Village amenities include the Manor House Hotel, The Slaughters Inn, parish church, village hall and cricket club. Local supermarkets are in nearby Bourton and Stow, along with an abundance of further facilities including Dr's, dentists and local shops and eateries. Daylesford Organic Farm Shop and Bamford Private Members Club are just a 10-minute drive away and there are many nearby gastropubs such as the Wild Rabbit in Kingham, the Fox at Oddington and the Fox at Broadwell. Kingham provides a mainline station that runs into Oxford and London Paddington (from 76 minutes). Schooling in the area is outstanding including The Cotswold Academy, Kitebrook, Tudor Hall, Cheltenham Boys and Ladies College and many other popular Cheltenham and Oxford Schools. Local sporting facilities include racing at Cheltenham with golf courses at Naunton Downs, Broadway and Burford.







THE PROPERTY

This attractive home is beautifully presented throughout, with well-proportioned accommodation. The generous sitting room provides an inviting space in which to unwind, featuring ample room for comfortable seating and a layout that lends itself perfectly to both everyday relaxation and entertaining guests. Complementing this is a light and airy dining room. The kitchen has been carefully planned with practicality and style in mind, offering a range of fitted units and workspace tailored to contemporary lifestyles. To the rear of the property, the conservatory adds a further dimension to the home with views over the garden, this versatile space can be used as a garden room, home office, or additional seating area.



Upstairs, the property continues to impress with three well-balanced bedrooms, each thoughtfully arranged to maximise both space and natural light. The rooms offer flexibility to accommodate a range of needs, whether as comfortable sleeping quarters, guest rooms, or a study. The overall layout ensures a blend of functionality and comfort, making the home equally appealing to families, downsizers, or those seeking a peaceful country retreat with a touch of charm and refinement.





OUTSIDE AND GARDENS

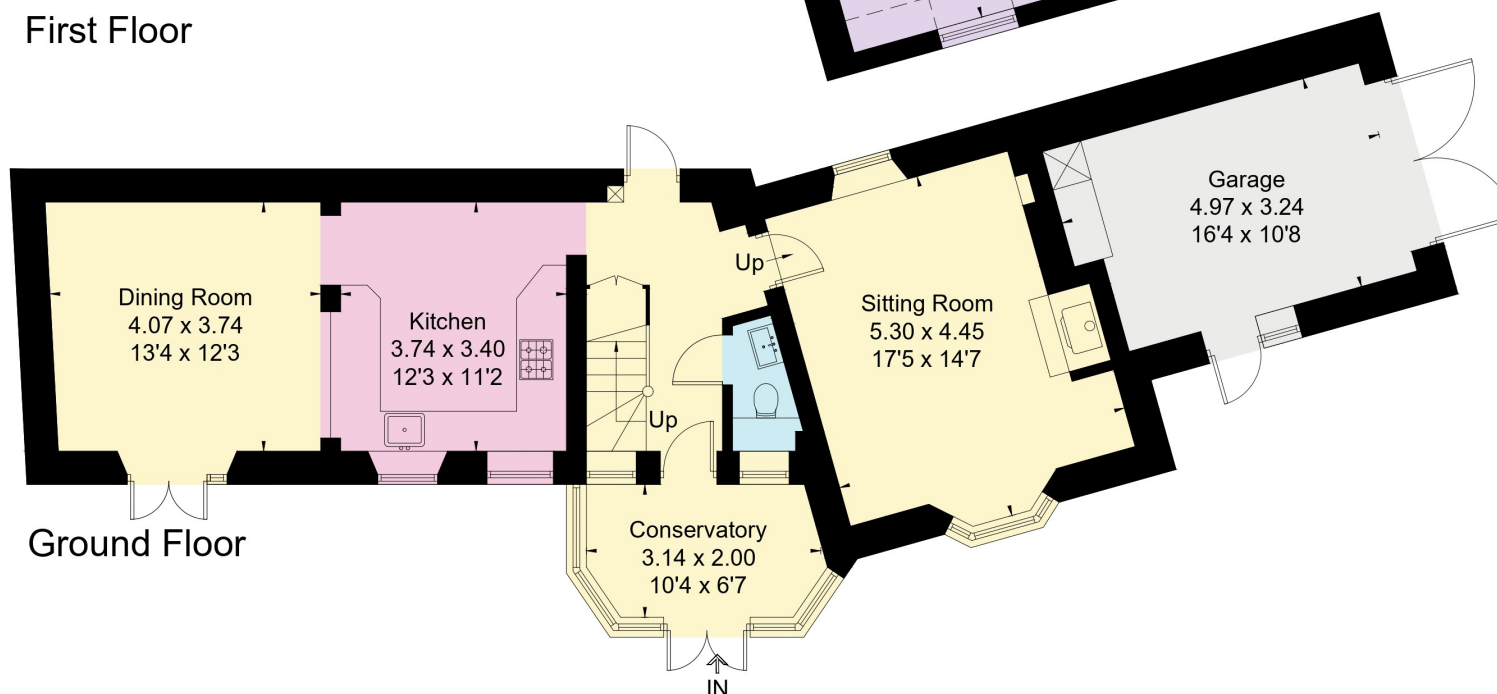
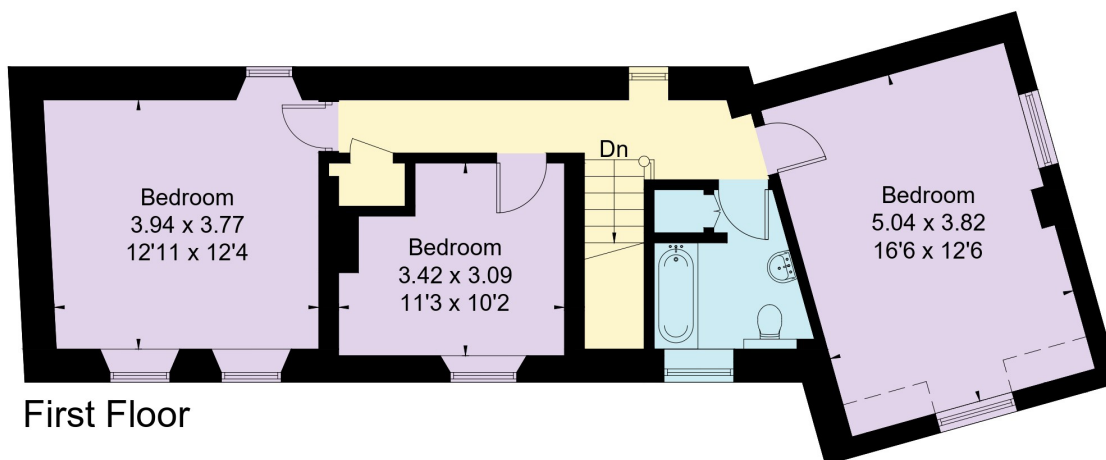
Externally, the property truly excels with a beautiful landscaped organic garden, designed by Graduate Gardeners, that have been lovingly maintained and is well stocked with an abundance of flowers, mature shrubs and seasonal planting, creating a peaceful and private outdoor haven.

The cottage also benefits from a garage and off road parking, adding to its practicality and appeal in this desirable village setting. Altogether, this is a delightful home that combines Cotswold charm with stylish presentation, all within a prime and highly desirable location.





Approximate Floor Area = 134.7 sq m / 1450 sq ft
Garage = 16.5 sq m / 178 sq ft
Total = 151.2 sq m / 1628 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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