



5 THE ROW

DONNINGTON, GLOUCESTERSHIRE

A beautifully presented Grade II Listed Cotswold stone cottage with parking and garden, in this desirable Cotswold village

Ground Floor:

Hallway • Open plan living, dining, kitchen

First Floor:

Landing • Double Bedroom • Bathroom

Second Floor:

Double Bedroom with free standing bath • WC

Outside:

Driveway • Front & Rear Garden • Stone Store

Butler 
Sherborn

Stow-on-the-Wold Office

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DESCRIPTION

Grade II Listed Cotswold stone cottage arranged over three floors, beautifully combining period charm with an abundance of character features. The accommodation comprises an entrance hallway leading to an open-plan living, dining and kitchen area, centred around a charming inglenook-style fireplace with a wood-burning stove. An impressive wooden staircase rises to the first floor, which offers a landing, a double bedroom and a family bathroom. The second floor features a further double bedroom with a freestanding bath and separate WC.

Outside, the property benefits from attractive front and rear gardens, shared gravel drive with parking for one vehicle, and a traditional Cotswold stone store.

Donnington is a picturesque hilltop hamlet renowned for its stunning countryside views.

It is ideally situated between the popular market towns of Stow-on-the-Wold and Moreton-in-Marsh, the latter providing direct rail services to London Paddington. The neighbouring villages of Broadwell and Longborough are within easy walking distance and offer a selection of local amenities and welcoming country pubs.

The surrounding area is criss-crossed by an extensive network of public footpaths, providing exceptional walking through the glorious Cotswold countryside. Nearby attractions include the Longborough Festival Opera, which hosts performances throughout the summer, as well as the Cotswold Barn Café, Batsford Arboretum and Café, and the renowned Daylesford Farm Shop and Spa.

SERVICES

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



FIXTURES AND FITTINGS

Only the those items mentioned in these sales 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.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester
GL7 1PX - T: 01285 623000 | W: cotswold.gov.uk

COUNCIL TAX

Band E

EPC

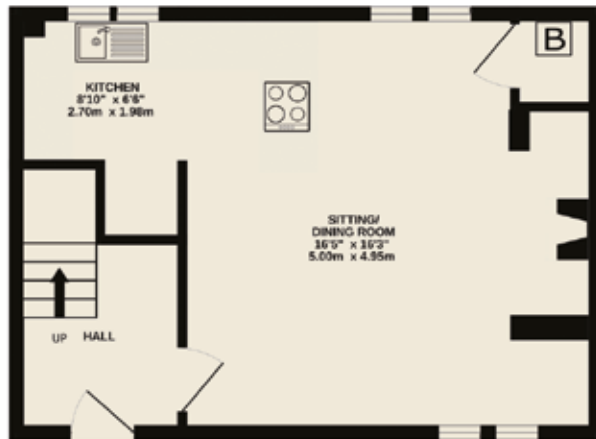
Rating E

VIEWING

Viewing is strictly by appointment. Please contact
Butler Sherborn, Stow on the Wold Office -
T: 01451 830731 | E: stow@butlersherborn.co.uk



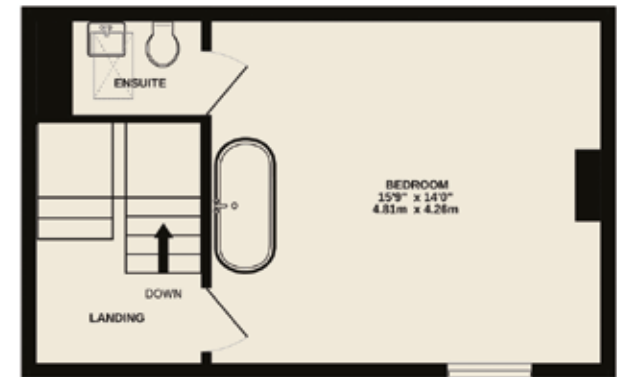
GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS (GL56 0YA)

From Stow-on-the-Wold, take the A424 signed to Evesham and after approximately 1 mile, turn right towards Donnington. Continue towards the village, as the road veers to the right take the left turn and then parking is about 50 yards up the lane on the left hand side.

what3words: ///unleashed.twitching.approach



Pubs

The Fox, Broadwell 0.9 miles
The Old Butchers, Stow 2.2 miles
The Coach and Horses, Longborough 2.5 miles
The Fox Oddington 3.1 miles
Horse and Groom, Bourton on the Hill 4.5 miles



Schools

Longborough Primary School 2.5 mile
Stow Primary School 2.5 miles
The Cotswold School, Bourton 5.4 miles
Kingham Hill 5.9 miles
Kitebrook School 5.9 miles
Chipping Campden School 9.9 miles



Train station

Moreton in Marsh station 3.2 miles
Kingham Station 6.8 miles



Members Clubs

Daylesford Organic, Spa and Bamford 4.1 miles
The Dormy House 8.7 miles
Soho Farmhouse 17.5 miles
Estelle Manor 21.9 miles

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