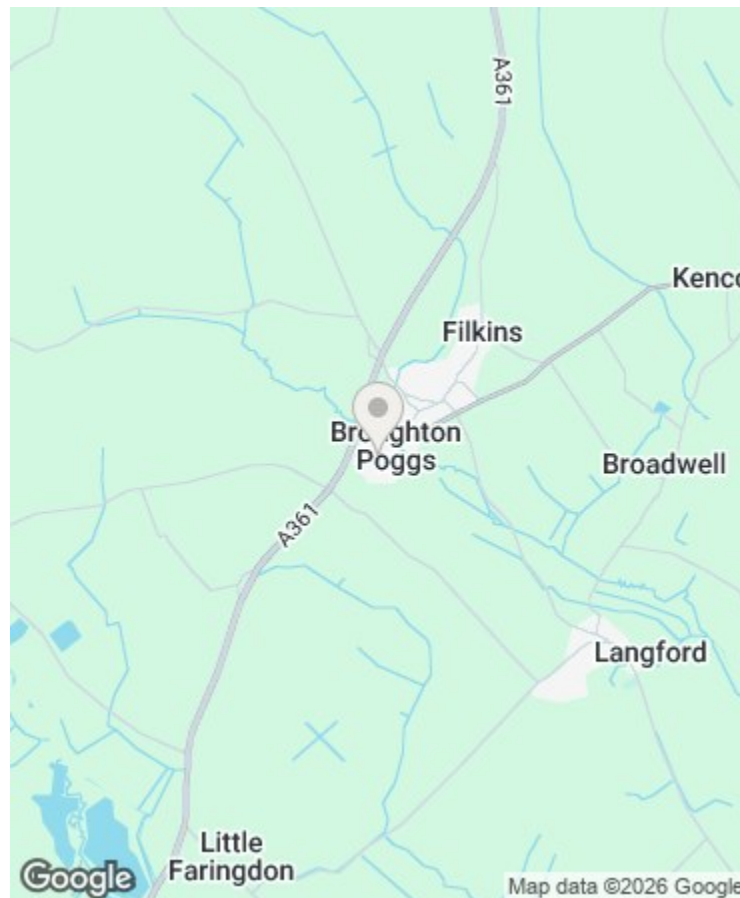




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tower House Broughton Poggs, Filkins, Lechlade, GL7 3JH

£2,750 Per Month

- Characterful Cotswold home
- Charming fireplace
- Spiral staircase
- Open-plan living space
- Spacious bedrooms
- Beautiful gardens

Tower House Broughton Poggs, Lechlade GL7 3JH

Broughton Poggs and neighbouring Filkins are peaceful Cotswold villages nestled in the beautiful Oxfordshire countryside, just a short drive from Lechlade and Burford. With honey-coloured stone cottages, quiet lanes and open countryside, they offer a wonderfully timeless and quintessentially English setting.

Filkins is home to the much-loved The Five Alls, a traditional village pub, while the local village shop provides a friendly community hub. Just a short drive away, Lechlade offers an excellent selection of independent shops and places to eat, including CRAMPI for Italian food and coffee, Lynwood & Co Lechlade for coffee and homemade food, and Jubilee Hall Antiques Centre for antiques and treasures. For a riverside drink or meal, The Riverside is a popular choice.

The surrounding countryside is perfect for walking and cycling, with pretty footpaths leading through meadows and neighbouring villages. With its peaceful setting, strong community spirit and easy access to Lechlade and the wider Cotswolds, Broughton Poggs and Filkins offer an idyllic taste of rural village life.

 2

 2

 1

 E

Council Tax Band:



About the Property

Tower House is a beautiful and characterful Cotswold home, peacefully situated in the picturesque village of Broughton Poggs, near Filkins and Lechlade. Filled with natural light and offering a wonderful sense of space, the property combines traditional charm with a relaxed and inviting layout.

On entering, a generous hallway creates a lovely first impression, leading through to the impressive open-plan living space. The kitchen, dining and sitting areas flow beautifully together, creating a spacious and sociable heart to the home. A charming fireplace adds warmth and character to the living area, while the abundance of natural light makes this a wonderfully bright and welcoming space.

Upstairs, the property offers two spacious bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. A charming spiral staircase leads from the second floor to the mezzanine, providing a versatile additional space that could be used as a small third bedroom, study or cosy reading area.

Outside, the beautiful gardens provide a peaceful extension of the home, offering plenty of space to relax, dine outdoors and enjoy the surrounding countryside. The gardens are a particular feature of the property, providing a wonderfully tranquil setting.

With its generous open-plan living space, characterful features, spacious bedrooms and beautiful gardens, Tower House offers a charming Cotswold home in a peaceful village setting.