



COMBEROW COTTAGE

CHURCH ROAD, ICOMB, GLOUCESTERSHIRE

A delightful Cotswold stone cottage presented to the highest standard with private parking and views over the front garden to parkland

Ground Floor: Open plan sitting/dining/kitchen
Study/Bedroom 4 • Utility Area • Shower Room

First Floor: 3 Bedrooms • Family Bathroom

Outside: Parking • Garden

**Butler
Sherborn**

Stow-on-the-Wold Office

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DESCRIPTION

Upon entering the property, you are welcomed into a superb open-plan living space, full of character and charm, featuring exposed decorative beams, attractive wooden flooring and a wood burner set in the fireplace. Flooded with natural light, this space benefits from oak floors with underfloor heating throughout most of the ground floor and subtle spot lighting, creating a warm and comfortable atmosphere.

Leading off the main living area is a versatile additional room, ideal for use as a study, home office or occasional fourth bedroom.

The living space flows seamlessly into the beautifully appointed kitchen, finished with limestone flooring and thoughtfully designed to combine style with practicality. Offering an excellent range of storage, the kitchen is fitted with integrated appliances including a dishwasher, fridge and freezer, alongside a traditional butler-style sink and a Bertazzoni range cooker with extractor hood above. Beyond the kitchen, a useful utility area provides further storage and houses the washing machine and tumble dryer, discreetly concealed within fitted cabinetry to maintain a clean and uncluttered appearance. Completing the ground floor is a shower room.

Stairs rise to the first floor, where a skylight floods the landing with natural light. The first floor offers two double bedrooms, both enjoying lovely views across the surrounding countryside. The third bedroom is currently arranged with two single beds, making this space ideal as a guest room, children's bedroom or home office.

The family bathroom has been finished to a high standard, featuring elegant wall panelling, limestone flooring, quality taps and fittings, and a stylish suite comprising both a bath and separate shower. A skylight fills the room with natural light, creating a bright and





airy feel. Solid oak doors throughout the property provide a quality finish and complement the home's traditional character and contemporary design.

Outside, the property enjoys a lovely, raised terrace, perfectly suited to al fresco dining and entertaining. There is a lawned garden area and parking, accessed via a pair of smart wooden gates.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Gigaclear. No tests on 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 sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but 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.

LOCAL AUTHORITY

Cotswold District Council, Cirencester, Gloucestershire GL56 0AZ - T: 01285 623000 | W: cotswold.gov.uk



COUNCIL TAX

Band D

EPC

Rating D (68)

VIEWINGS

Please telephone Butler Sherborn, Stow Office - T: 01451 830731 | E: stow@butlersherborn.co.uk

DIRECTIONS (GL54 1JL)

From Stow-on-the-Wold take the A424 towards Burford. After approximately 2 miles turn left, signposted 'Icomb'. After 0.3 miles turn right and after approximately 190 yards Comberow Cottage can be found on your left.

what3words: ///quiet.jets.available

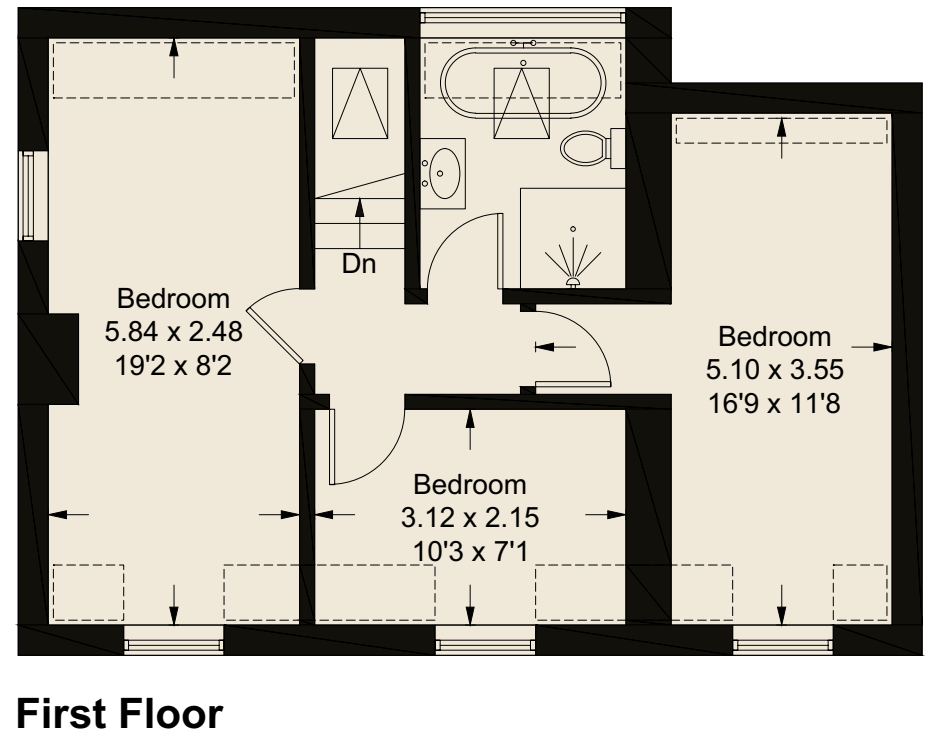
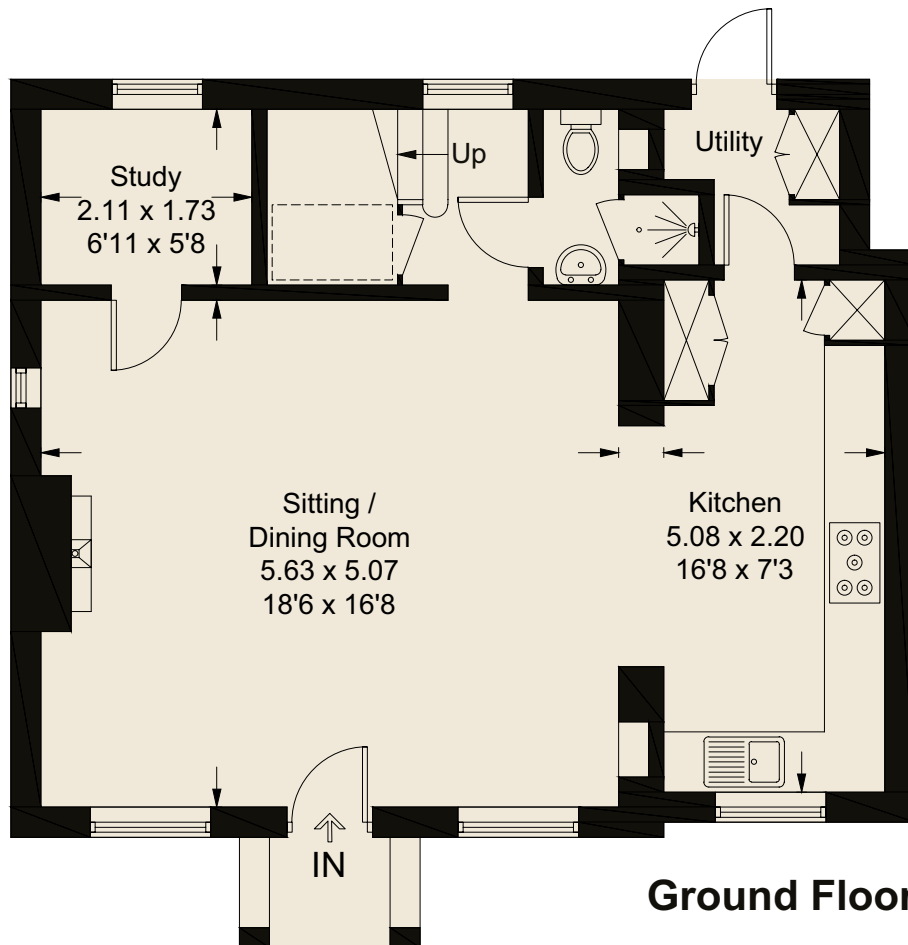
Comberow Cottage

Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1311135)



 = Reduced headroom below 1.5m / 5'0





Towns

Stow-on-the-Wold 3.7 miles
 Burford 8.4 miles
 Chipping Norton 10.6 miles
 Cheltenham 21.2 miles



Pubs

The Kings Head 2.6 miles
 The Fox 3.1 miles
 The Old Butchers 3.5 miles
 The Slaughters Country Inn 4.7 miles



Schools

The Cotswold School 5.9 miles
 Kingham Hill School 6.3 miles
 Kitebrook School 9.6 miles



Members Clubs

Daylesford Organic Shop & Spa 5.5 miles
 Soho Farmhouse 18 miles
 Estelle Manor 18.9 miles



Train Stations

Kingham 6.3 miles
 Moreton in Marsh 10 miles

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