

3 THE COACH HOUSE

FILKINS HALL, FILKINS, GLOUCESTERSHIRE

An exquisite Grade II Listed Georgian Coach House, in an exceptional private and tranquil location with a beautiful south facing walled garden and access to extensive communal grounds and tennis court with detached garage and parking

Ground Floor: Entrance vestibule
Hall • Kitchen/breakfast Room
Sitting/dining room • Cloak room

First Floor: Principal bedroom with adjoining shower room • Two further double bedrooms
Family Bathroom

Second Floor: Attic Room • Shower room

Outside: Garden to front • Parking
Garage • Walled rear garden







Butler Sherborn

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DESCRIPTION

No. 3 forms part of The Old Coach House, a handsome Grade II Listed Georgian residence designed by Richard Pace and thoughtfully converted in the 1980s into just three elegant homes. Once part of the prestigious Filkins Hall estate, the property enjoys a secluded edge-of-village setting within beautifully maintained communal grounds.

With beautifully proportioned accommodation, featuring high ceilings, tall sash windows and original exposed beams to the ground floor. Three well-appointed bedrooms on the first floor, which enjoy delightful views across the gardens and surrounding grounds. On the second floor, an attic room with shower room, WC and storage.

A particular highlight is the exquisite south-facing private walled garden, professionally landscaped to create a secluded outdoor retreat, with side access to the driveway and the orchard beyond.

SERVICES

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

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.







FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

TENURE

Freehold

SERVICE CHARGE

Currently £185 quarterly towards the maintenance of the communal grounds (2026) to Filkins Residents Association.

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire.

T: 01993 861000 I W: westoxon.gov.uk

COUNCIL TAX

Band G

EPC

Rating D

VIEWINGS

Please telephone Butler Sherborn, Burford Office - T: 01993 822325 I E: katy@butlersherborn.co.uk

DIRECTIONS (GL7 3JJ)

From Burford take the A361 towards Lechlade. After 4 miles turn left, signposted Kencot & Filkins. Follow this road into the village and bear right. The entrance to Filkins Hall will be found after approximately 150 yards on the left. Continue past the ornamental pond and follow the drive around to the left. On reaching the courtyard 3 The Coach House is on your right-hand side.

what3words: ///committed.tripled.arrow





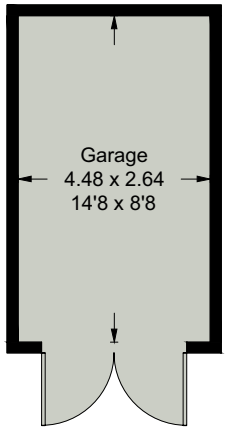


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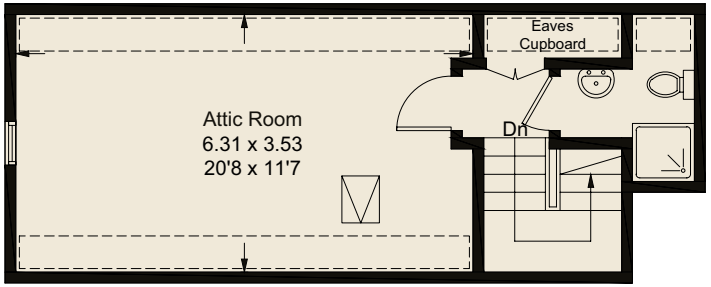
Approximate Gross Internal Area = 179.2 sq m / 1928 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 191.1 sq m / 2056 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324693)

= Reduced headroom below 1.5m / 5'0

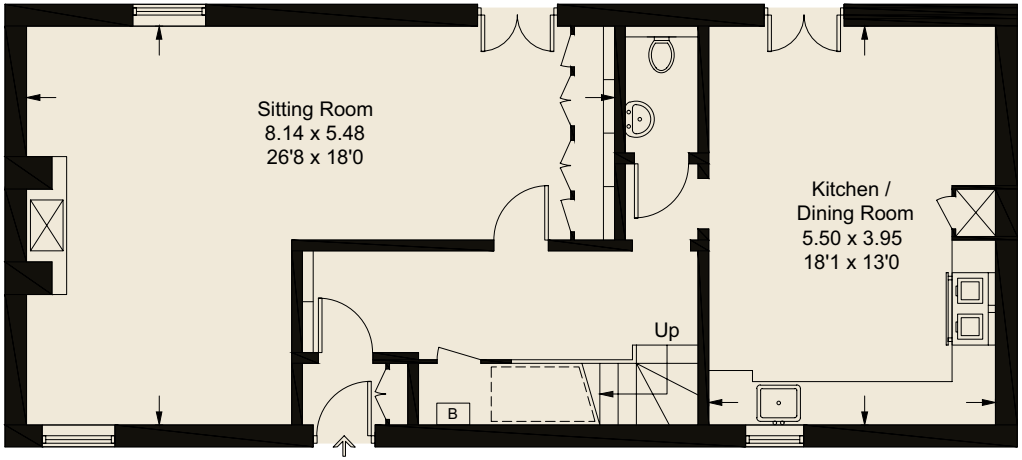


(Not Shown In Actual Location / Orientation)

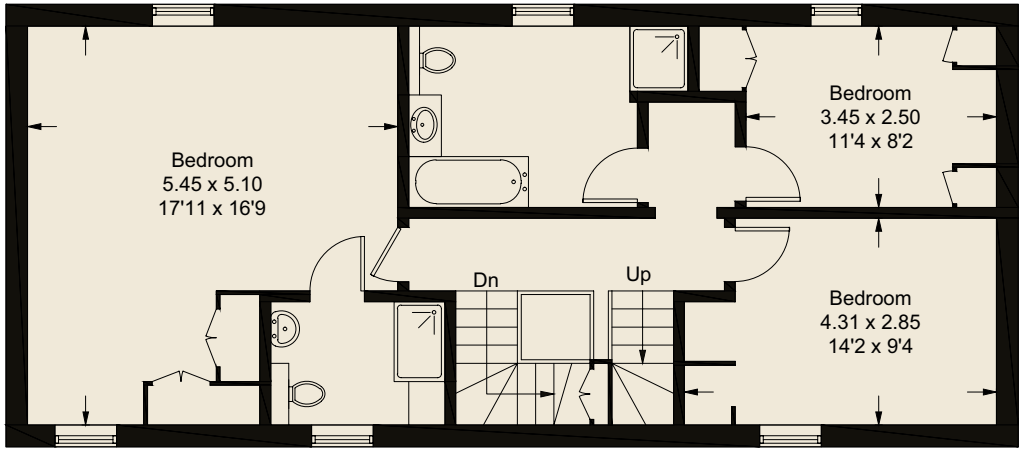


Second Floor





Ground Floor



First Floor





Pubs
The Five Alls, Filkins 0.4 miles
The Bell, Langford 1.9 miles
The Swan, Southrop 2.9 miles

Members Clubs
Thyme, Southrop 2.9 miles
Soho Farmhouse, Great Tew 22.4 miles
Estelle Manor, North Leigh 16.4 miles

Schools
Cokethorpe School, Witney 13.8 miles
Hatherop Castle School, Hatherop 6.9 miles
Burford School, Burford 5.0 miles

Train stations
Charlbury 13.7 miles
Swindon 15.2 Miles
Oxford parkway 22.1 miles

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The Property Ombudsman

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