



PEGGOTTY

FOSSEBRIDGE, GLOUCESTERSHIRE



A classic Grade II Listed Cotswold cottage with a garden

Ground Floor: Sitting Room • Kitchen Dining Room

First Floor: Landing • Two Bedrooms • Bathroom

Outside: Garden

Butler 
Sherborn

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DESCRIPTION

Peggotty is charming semi-detached character cottage with enormous charm. Constructed of Cotswold stone the living space is arranged over two floors. The sitting room, with a wood burner on a raised hearth, leads to the kitchen dining room which has access to the garden. Upstairs a spacious landing, with room for a desk, leads to a vaulted bedroom with built in cupboards and a second bedroom, both served by a bathroom.

Outside stone steps lead up to a walled garden with terrace. There is a parking space for one small car directly outside the cottage. Situated in the Coln Valley in the Cotswold Area of Outstanding Natural Beauty, the cottage countryside walking from the doorstep.

SERVICES

Mains water and electricity. Private drainage to a shared septic tank. Oil fired heating. No tests to 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 contents fixtures and fittings are excluded but may be available by separate negotiation.

TENURE

Freehold with vacant possession

LOCAL AUTHORITY

Cotswold District Council



COUNCIL TAX

Band D

EPC

Band E

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.

VIEWINGS

Viewings strictly by appointment only.
Please contact Butler Sherborn, Cirencester Office -
T: 01285 883740 | E: cirencester@butlersherborn.co.uk

DIRECTIONS (GL54 3JW)

From Cirencester take the A429 Fosse Way for Northleach. After about 6 miles, having passed the turning to Chedworth, drop down a steep hill into the valley and turn right opposite The Fossebridge Inn. Peggotty is the second cottage on the left-hand side.

what3words: ///rezoning.swam.buzzards



Pubs

The Fossebridge Inn
 The Stump Inn, Fosse Cross 1.4 miles
 The Sherborne Arms, Northleach 3 miles
 The Wheatsheaf Inn, Northleach 3 miles
 The Village Pub, Barnsley 5 miles



Lifestyle

Far Peak Paddle and Fitness Centre 1 mile



Towns

Northleach 3 miles
 Bibury 4.5 miles
 Cirencester 7.5 miles
 Burford 13 miles



Train Station

Kemble 12 miles

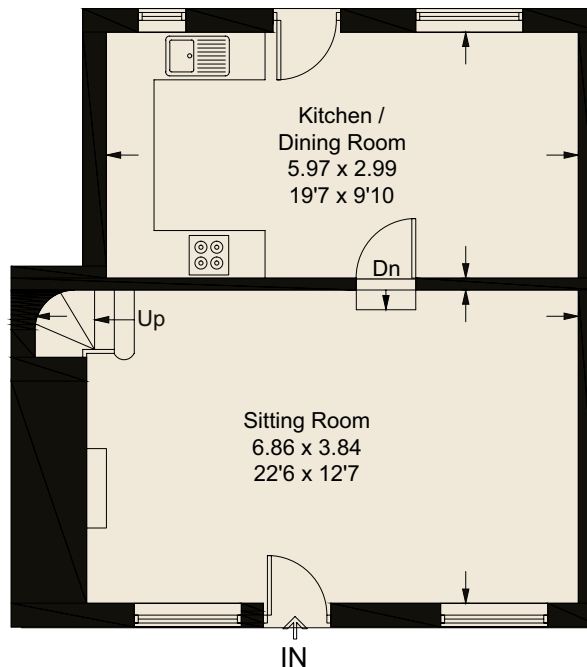
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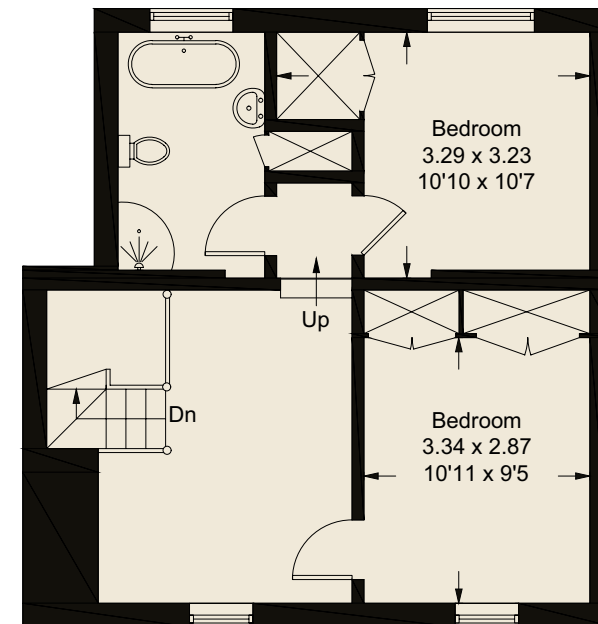
Peggotty

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308651)



Ground Floor



First Floor

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