






CHAPEL PLACE, LONGBOROUGH



BEAUTIFULLY RENOVATED LISTED COTSWOLD STONE COTTAGE

Moreton-in-Marsh 3 miles (trains to London Paddington from 90 minutes), Stow-on-the-Wold 3 miles, Kingham 8 miles, Stratford-upon-Avon 12 miles, Cheltenham 19 miles, Oxford 32 miles.

All distances and time approximate.

			EPC
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Local Authority: Cotswold District Council

Council Tax band: D

Tenure: Freehold

Grade II Listed



LOCATION

Longborough has a vibrant community and offers an excellent range of amenities, including the popular Coach and Horses pub, a parish church, village hall, and a well-regarded village shop and café, and home to Longborough Opera Festival. Both Moreton-in-Marsh and Stow-on-the-Wold provide for everyday needs, with supermarkets, doctors, dentists, cafés, and restaurants. Daylesford Organic and the Bamford Club are just six miles away.

The area enjoys easy access to Cheltenham, Oxford, and the cultural hub of Stratford-upon-Avon, all of which offer a wider range of amenities and attractions. In addition to Longborough Primary School, schooling options in the area include Kitebrook Preparatory School, Chipping Campden School, and numerous well-regarded schools in Stratford-upon-Avon, Cheltenham and Oxford.







PROPERTY

A beautifully renovated Grade II listed Cotswold stone cottage, set in the heart of Longborough, is offered with no onward chain. This semi-detached property has been finished to an very high standard whilst retaining its Cotswold character.

The porch is a light and welcoming space, featuring tongue and groove panelling, a vaulted ceiling and overlooks the garden. From here, a stable door opens into the main reception room where an impressive inglenook fireplace, with wood burning stove, forms the centrepiece. Exposed painted beams, panelled walls and a charming inset window seat create a delightful atmosphere, and the room flows through to the kitchen which is fitted with a range of wall and base units, ceramic sink beneath Quartz style worktops, and integrated appliances. A set of spiral stairs rises to the first floor where a double bedroom overlooks the front garden, and is served by a well appointed bathroom. Further spiral stairs lead to the second floor, where the other bedroom sits attractively within the eaves, displaying exposed beams and built in cupboards. It has an ensuite shower room with grooved panelling. The cottage is heated throughout by modern electric radiators, and all windows benefit from newly fitted secondary glazing.







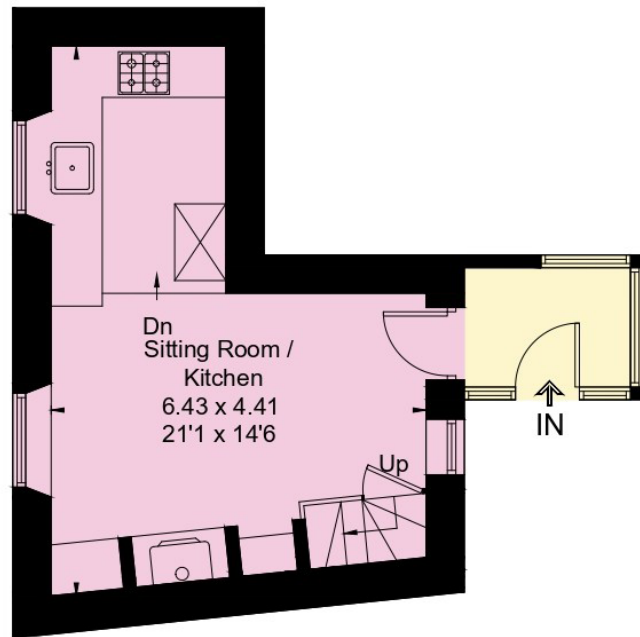
GARDEN

Outside, the property enjoys a private and enclosed southwest facing garden, offering a wonderful sense of seclusion and plenty of natural light throughout the day. The garden is predominantly laid to lawn, providing an attractive and versatile space ideal for both relaxation and informal entertaining. A paved patio area adjoins the house, perfectly positioned for outdoor dining and enjoying the afternoon and evening sun. Thoughtfully arranged planting adds character, with a selection of potted plants and raised containers softening the stonework and creating points of interest throughout the garden. A stone pathway leads from the patio across the lawn, enhancing both practicality and charm, while timber fencing encloses the garden to ensure privacy. The surrounding stone buildings and traditional architecture create an appealing backdrop, giving the space a peaceful, courtyard style feel that is both charming and low maintenance.



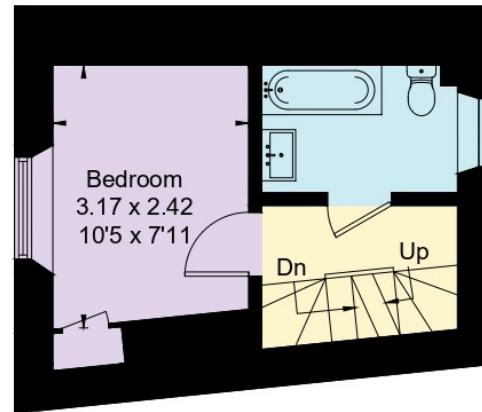


Approximate Floor Area = 65.3 sq m / 703 sq ft

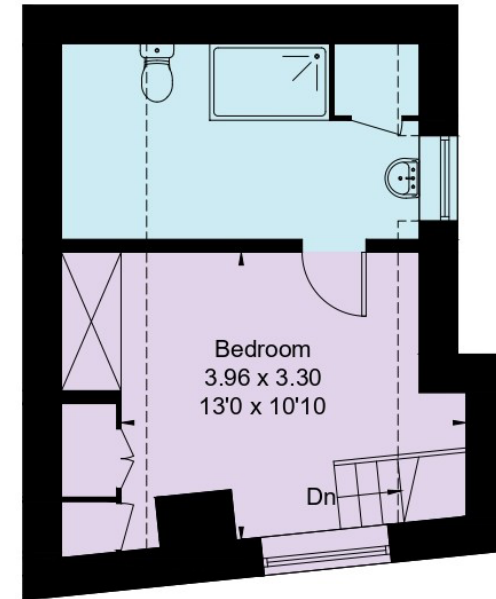


Ground Floor

[] = Reduced head height below 1.5m



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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