

MARLBOROUGH COTTAGE

HIGH STREET ♦ LECHLADE ♦ GLOUCESTERSHIRE



savills

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♦ GLOUCESTERSHIRE ♦ GL7 3AD

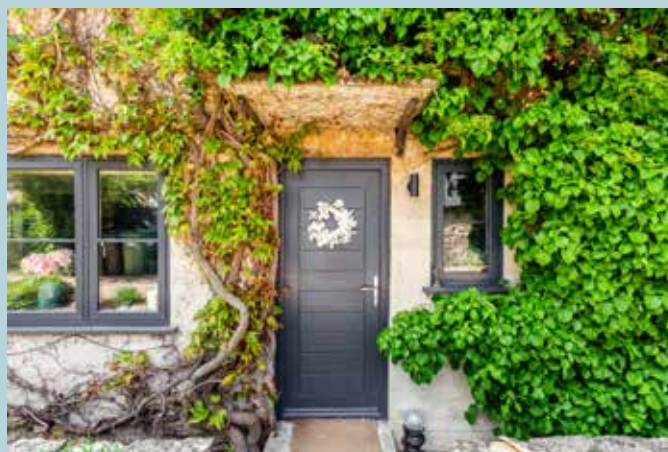
A beautifully presented Cottage
located in an enviable position

Burford 8 miles ♦ Cirencester 14 miles
♦ Oxford 24 miles ♦ Swindon 11 miles
(London Paddington 60 minutes)
(all mileages and times are approximate)

Ground Floor: Hallway ♦ living room ♦ dining room
♦ kitchen/breakfast room ♦ utility room
♦ w/c ♦ boot room

First Floor: Three double bedrooms a further bedroom
and family bathroom

Externally: Gardens mainly laid to lawn and parking





SITUATION

Lechlade is a small market town on the River Thames in Gloucestershire at the southern edge of the Cotswolds. The popular riverside market town has many traditional pubs, antique shops and supermarkets. Lechlade is steeped in history and is an excellent base for many Cotswold and River Thames walks, including the Thames Path. The town also plays host to many festivals throughout the year, including the annual three day Lechlade Music Festival, featuring over 80 bands and performers.

Burford is just a short drive away and is one of England's prettiest and most popular market towns, considered to be the southern gateway to the Cotswolds. Just twenty miles west of Oxford, communication links are excellent with nearby A40 giving access to the M4 and M5 motorway whilst Charlbury railway station provides a regular and direct service to London Paddington in approximately 75 minutes. The gently sloping high street is lined with a wonderful selection of traditional shops, pubs, tea rooms, gift and antique shops along with old houses and cottages leading down to the river at the foot of the hill. Once a very wealthy wool town, today Burford welcomes an abundance of visitors looking to explore this very special part of the Cotswolds. St John the Baptist Church is a focal point in the town with the most part of it dating back to the 15th century. For schooling, Burford has both a primary and secondary school whilst for a wider range of amenities, Cheltenham, Oxford and Bath are excellent cultural centres and are all within easy reach.

DESCRIPTION

Marlborough Cottage is a beautifully presented four bedroom house located in an enviable position in the heart of the ever popular market town of Lechlade. The property has undergone extensive refurbishment and enhancement by the current owners and the accommodation comprises on the ground floor of a bright and well fitted modern kitchen/breakfast room, utility room, backdoor and boot room, cloakroom, a spacious living room and dining room which benefit from bifold doors into the garden. The open fireplace which sits centrally between the two is a wonderful feature and the bifold doors create the perfect space for alfresco summer dining. The living space works exceptionally well for modern family living and entertaining.

On the first floor there are three double bedrooms, a further bedroom and a stunning family bathroom.

OUTSIDE

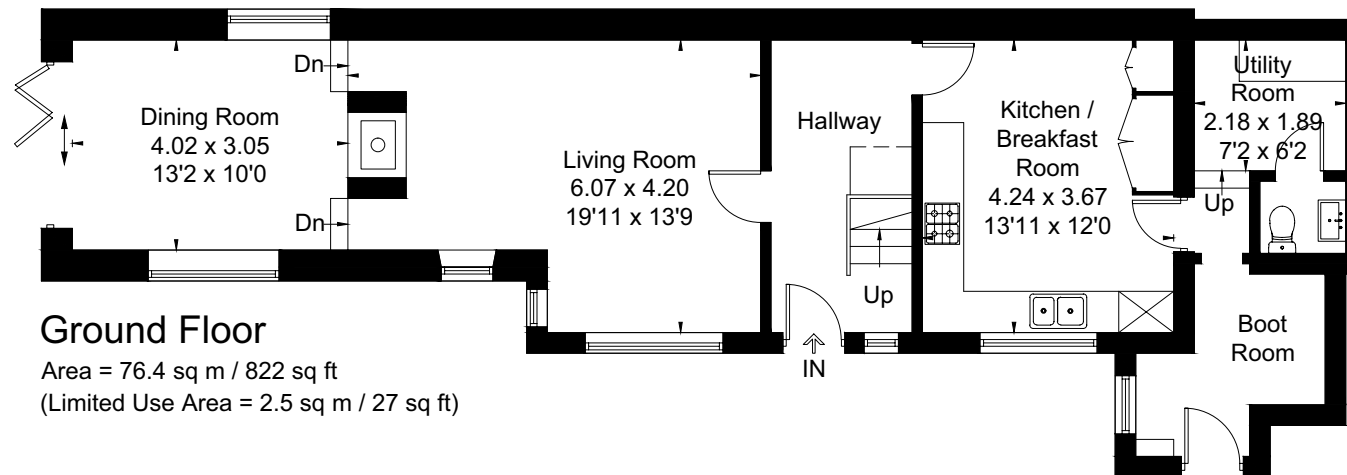
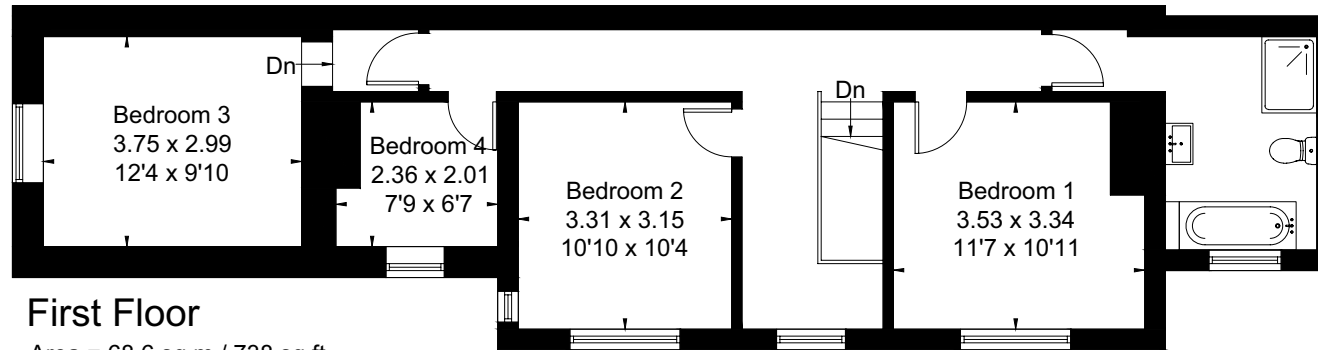
Externally the house benefits enormously from parking for a number of cars and a private and deceptively large garden.

DIRECTIONS (GL7 3AD)

From Cirencester take the B4425 for Barnsley and Bibury. After about 4 miles you enter Barnsley. The cottage is the first on the right hand side on entering the village.

FLOORPLANS

Approximate Area = 145.0 sq m / 1560 sq ft
Including Limited Use Area (2.5 sq m / 27 sq ft)



GENERAL REMARKS

Local Authority:

Cotswold District Council.

Services:

All main services are connected.

Fixtures And Fittings:

Available by negotiation.

Energy Performance:

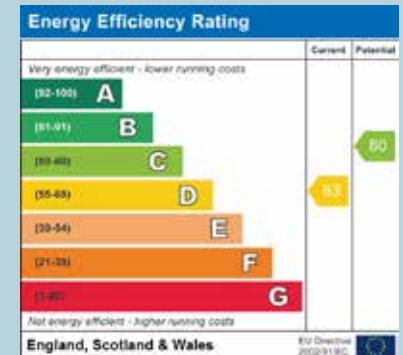
A copy of the full Energy Performance Certificate is available upon request.

Viewings:

Strictly by appointment with Savills.

Details & photographs:

May 2019



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