



Charming Grade II Listed Cottage

Autumn Cottage, Southrop, Lechlade, Gloucestershire

Freehold



Entrance Hall • Sitting Room • Kitchen/Dining Room
• Utility • Cloakroom • Studio • 2 bedrooms • Bathroom
• Garden

Distances

Fairford 3 miles, Lechlade 3 miles, Cirencester 12 miles, Swindon 13 miles, Oxford 22 miles, Cheltenham 28 miles. (All mileages are approximate)

Situation

Southrop is a particularly attractive Cotswold village, situated in the eastern corner of Gloucestershire, on the borders of Oxfordshire and Wiltshire. The village supports an early 12th Century church, village hall, primary school, well-known Thyme Hotel, Restaurant and Spa, as well as many village groups and activities.

Every day shopping requirements are met in the Thames-side town of Lechlade as well as Fairford, whilst more specialist shops and services are found in Cirencester and Burford. Communications are first class with the A40 linking with the M40 at Oxford and the M5 at Gloucester. Junction 15 of the M4 is approximately 16 miles away. Trains from Swindon to London Paddington take approximately 50 minutes with driving time to London normally around 90 minutes. Sporting and leisure facilities include golf at Cirencester and Burford, sailing at the Cotswold Water Park, boating on the river Thames, polo at Cirencester Park, trout fishing with local syndicates, racing at Cheltenham and Newbury.

There are also glorious walks and rides through the surrounding countryside and theatres at Oxford, Swindon and Cheltenham. There are good state and private schools in the area including Farmors in Fairford, Hatherop Castle School, St Hugh's, Rendcomb College as well as Burford School, one of the few state boarding schools in the country.

Description

Autumn Cottage is a delightful Grade II Listed Cottage situated at the heart of the popular Cotswold village of Southrop. The house is constructed of Cotswold stone under a Cotswold stone roof. The characterful accommodation is arranged over two floors. Downstairs lies the entrance porch, a large sitting room, a well fitted kitchen/breakfast room to the rear fitted with a matching range of base and eye level units. There is also a useful utility and cloakroom at the rear of the house. The first floor is light and airy with two double bedrooms and the bathroom.

In addition, there is a useful outhouse which is attached to the cottage which could be used as a home office or additional living space subject to the necessary consent. At the rear of the house is a charming and newly landscaped garden which gives a wonderful sheltered private area to enjoy.



**Tenure**

Freehold with vacant possession upon completion.

Services

Mains water, electricity, gas and drainage.

Local Authority

Cotswold District Council.

Post Code

GL7 3PG

Fixtures and Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Viewing

Strictly by appointment with the agents.



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Approximate Area 86.9 sq m / 935 sq ft

Studio 8.1 sq m / 87 sq ft

Total 95 sq m / 1022 sq ft

Including Limited Use Area (1.9 sq m / 20 sq ft)



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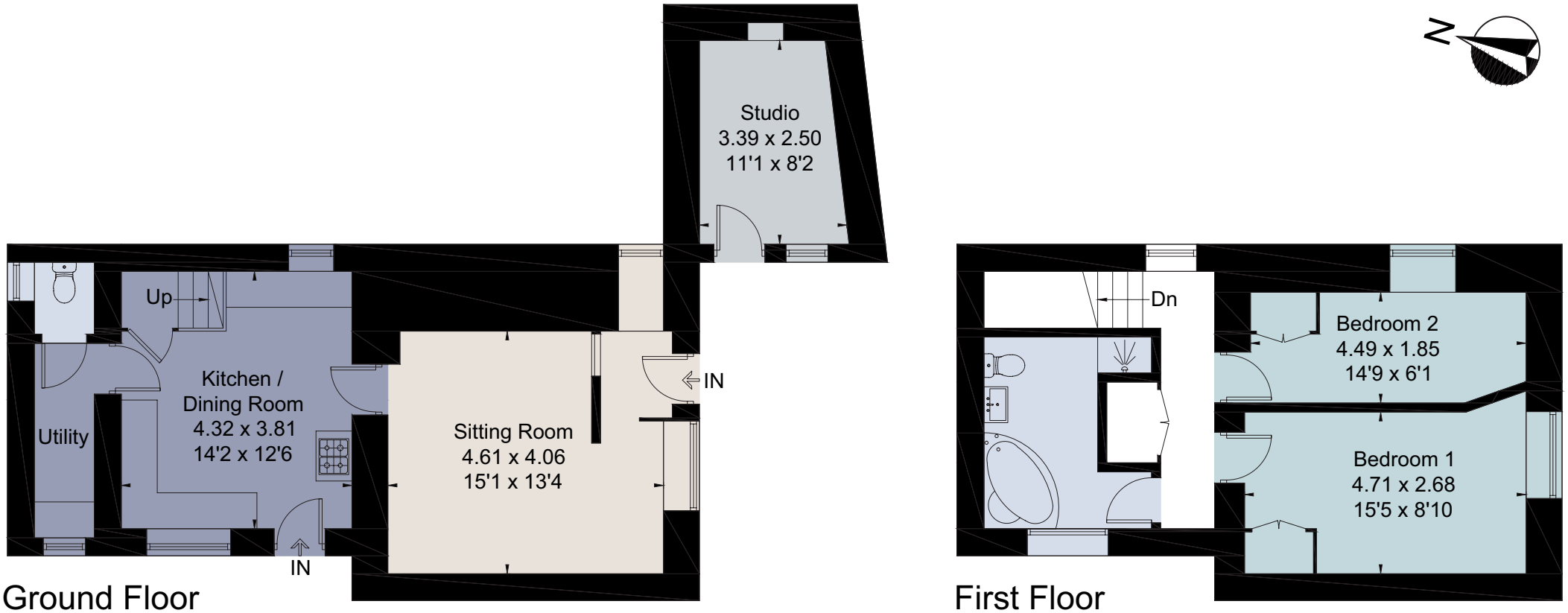
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