



A charming detached period house, full of character

Vine House, Filkins, Nr Lechlade, Gloucestershire

Freehold

savills



Entrance hall • 2 reception rooms • kitchen/breakfast room • utility room • cloak/shower room • 5 bedrooms • 4 bath/shower rooms • garage • store rooms • garden

### Distances

Lechlade 3.5 miles, Burford 5.5 miles, Cirencester 15 miles, Oxford 25 miles

### Directions

From Lechlade, proceed towards Burford on the A361 and after about 2 miles take the right hand turning signposted to Filkins. Proceed for exactly 0.4 miles, passing the Church and the turning to The Barringtons on the left hand side. Fifty yards beyond The Barringtons turning and on the left is Rouses Lane where the property is situated on the right, opposite the bowling green.

As this is quite a narrow lane we would suggest that you park on the main street and walk up to the property. A private parking area could be created if the garage were not required.

### Situation

Filkins is an attractive Cotswold village situated on the Oxfordshire/Gloucestershire borders and lying within a conservation area. The thriving village supports a 19th Century French Gothic style church, an award winning pub (The Five Aills), village hall and close to the property, a village shop/post office, open air swimming pool and bowling green. There is also a pre-school nursery rated 'outstanding' by ofsted. Further facilities can be found in nearby Lechlade, Burford

and Witney, where there is also a Waitrose supermarket.

The village is also well placed for access to the M4 (J15) and the M40 (J8) and there are regular trains to London Paddington from both Charlbury and Swindon. Local recreational amenities include boating on the River Thames, sailing at the Cotswold Water Park, golf at Burford and theatres at Cheltenham and Oxford. Nearby are the Lechlade Trout Farm and the Cotswold Wildlife Park.

### Description

Vine Cottage is a Grade II listed property which is understood to date back to the late 18th Century. The property was bought by the present owners about 8 years ago and in this time the cottage has been transformed into a stylish home, full of character and versatile in layout. On the ground floor there are two principal reception rooms. The principal one having a wide open fireplace, ceiling beams and doors leading out to an enclosed garden. The sitting room also has a beamed ceiling and an inglenook fireplace. The kitchen is next door and incorporates a spacious dining area. It is well fitted and has access to the side garden. Adjacent is the utility area with ample additional storage and a larder, off which is a cloakroom.







On the first floor there are four bedrooms served by three bath/shower rooms (one being on the ground floor). The bedroom accessed from the drawing room has a vaulted beamed ceiling and could also make a splendid play room or home office. From the secondary landing a spiral staircase rises to the second floor where there is a further double bedroom and shower room. Consent exists to convert the remaining attic area if required.

In total the accommodation extends to nearly 3,000 square feet.

Outside there is a large single garage, two garden stores and pretty rear and side gardens. The latter is partly defined with Cotswold stone slabs, a particular feature of the village.

**General Remarks**

Tenure – freehold with vacant possession upon completion.

Postcode- GL7 3JG

Services –Mains water, electricity, gas and drainage.

Local Authority – West Oxfordshire District Council

**Viewing**

Strictly by appointment with Savills.



**Vine House, Filkins, Nr Lechlade, Gloucestershire**  
**Approximate Area** 255.3 sq m / 2748 sq ft  
**Garage** 27.3 sq m / 294 sq ft  
**Store** 6.2 sq m / 67 sq ft  
**Total** 288.8 sq m / 3109 sq ft  
**Including Limited Use Area** (9.5 sq m / 102 sq ft)



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