



Grade II listed house in a superb village

Old Farm Cottage, Longborough, Moreton-in-Marsh, Gloucestershire GL56 0QE

Freehold





Entrance hall • drawing room • sitting room • dining room • garden room • study • kitchen • utility • cloakroom • four bedrooms (two en suite) • family bathroom • attic store • courtyard garden • garaging and parking

Mileages

Stow-on-the-Wold 3 miles
 • Moreton-in-Marsh 3 miles
 (mainline station into London Paddington from 90 minutes)
 • Broadway 8 miles
 • Cheltenham 22 miles (all distances and times are approximate).

Situation and Communications

Longborough is a very attractive village standing in an elevated position with superb views over the countryside.

The village contains many fine period houses and cottages and there is a parish church, village store and post office, public house and primary school.

Stow-on-the-Wold provides speciality shopping as well as a supermarket, banks, library and petrol station.

Cheltenham, Stratford-upon-Avon and Oxford provide more extensive shopping, leisure and cultural amenities as well as first class education establishments for both the state and private sector.

The mainline station at Moreton-in-Marsh (3 miles) serves London/Paddington in about 90 minutes.

The general area is well served by good pubs and restaurants and for those interested in country pursuits there is excellent riding and walking.

Local sporting venues including National Hunt Racing at Cheltenham and Stratford-upon-Avon, golf at Naunton Downs, Broadway and Lyneham.

Active rugby and cricket clubs are available in Stow-on-the-Wold.

Old Farm Cottage

Old Farm Cottage is a Grade II listed semi-detached property situated at the heart of the thriving village of Longborough. The property originally formed part of The Old Farmhouse and is constructed from coursed square and dressed Cotswold stone with two and three-light double-chamfered, stone-mullioned casements, stopped hoods and horizontal glazing bars.

Old Farm Cottage is beautifully presented and retains some charming period features associated with properties of this type and age. Of particular note is the well proportioned drawing room with handsome stone fireplace and views over the courtyard garden. The dining room is conveniently located adjacent to the well appointed country style kitchen which is fitted with a comprehensive range of wall and base cabinets and integrated appliances. There is space for a table and chairs. The charming sitting room with



inglenook fireplace is a wonderful room to retire to. Also on the ground floor is a utility room and guest cloakroom.

From the dining room a staircase provides access to the first floor landing. The master bedroom has a well appointed shower room and a range of fitted cupboards. There are two further bedrooms on the first floor, one with an en suite cloakroom, and a family bathroom. A further staircase leads to bedroom four on the second floor. There is also a store room. The layout and presentation of the accommodation is ideal for family life and for those who love to entertain.

To one side a path leads through an arch and on to the rear where double gates lead to an enclosed low maintenance courtyard garden with terracing interspersed with shrubs and perennials. The courtyard is well located to catch the sun. Vehicular access is via a lane off the High Street which leads around the back of several properties to two garages and additional parking.

Local Authority

Cotswold District Council.
Telephone 01285 623000.
Band F.

Services

Mains electricity, drainage and water are connected. Gas fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions GL56 0QE

From Stow-on-the-Wold, take the A424 and after approximately two miles, take the first turning right signposted Longborough. Proceed down the hill and into the village turning left. The property will be found on the right hand side approximately half way down the High Street. Access is via a gravel path to the side of the property which leads to the courtyard garden.

Viewing

Strictly by appointment with Savills.





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Approximate Gross Internal Area 258.9 sq m / 2787 sq ft

Garage 29.6 sq m / 319 sq ft

Store 0.8 sq m / 9 sq ft

Total 289.3 sq m / 3115 sq ft



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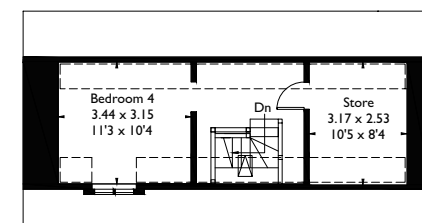
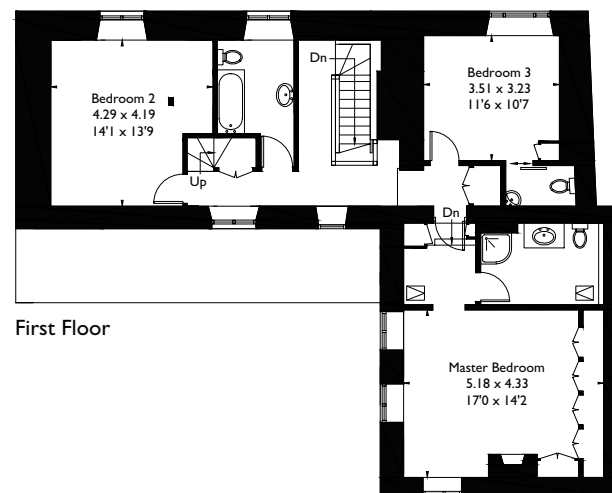
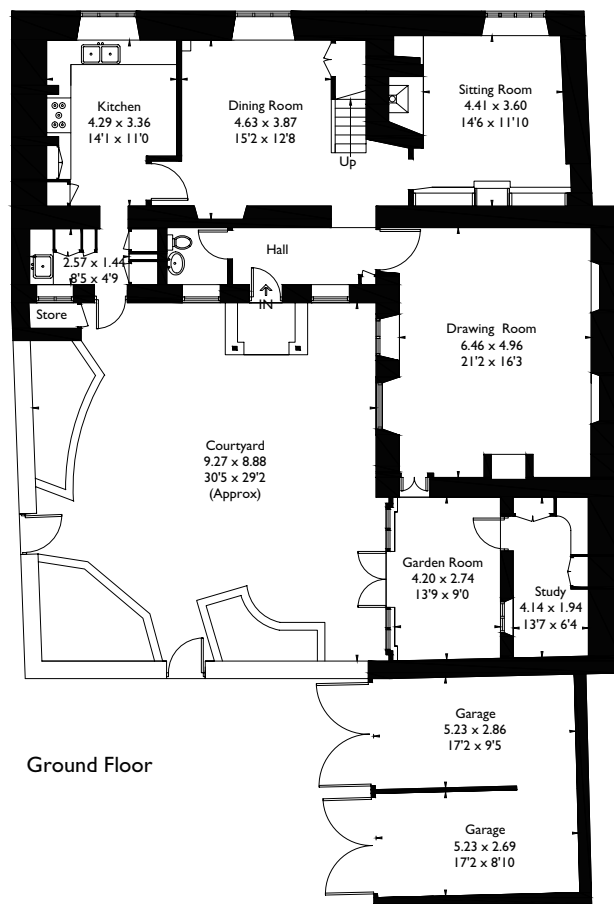
savills.co.uk

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Second Floor

= Reduced headroom below 1.5m / 5'0"



For identification only. Not to scale. © 191004DH

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