



ORCHARD COTTAGE

1 THE VILLAGE ♦ TEMPLE GUITING ♦ GLOUCESTERSHIRE ♦ GL54 5RS

savills

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1 THE VILLAGE, TEMPLE GUITING,
GLOUCESTERSHIRE GL54 5RS

PERIOD GEM AT THE HEART OF AN AMAZING VILLAGE

Stow-on-the-Wold 7 miles ♦ Moreton-in-Marsh 9 miles
♦ Kingham station 12 miles (London Paddington from 82
minutes) ♦ Cheltenham 15 miles ♦ Oxford 36 miles
♦ London 92 miles (distances and time are approximate)

Entrance hall ♦ sitting room ♦ kitchen/breakfast room ♦ utility
♦ cloakroom ♦ master bedroom with en suite bathroom
♦ two further bedrooms ♦ family shower room.

Gardens ♦ garaging ♦ store ♦ parking.





SITUATION

- ♦ Highly regarded village positioned in the heart of the Cotswold Hills, in an Area of Outstanding Natural Beauty between Cheltenham and Stow-on-the-Wold.
- ♦ Winchcombe and Stow-on-the-Wold provide good local shopping alongside a selection of recreational and other facilities, whilst Cheltenham provides more extensive shopping and leisure amenities.
- ♦ Communications are good with access to the M5 motorway at Junction 9 whilst regular mainline rail services run to London Paddington either from Moreton-in-Marsh or Kingham stations.
- ♦ Schooling in the area is outstanding, including Temple Guiting Primary School, Kitebrook, Tudor Hall, Cheltenham College and Ladies, the Cotswold School, Chipping Campden School and many popular Cheltenham and Oxford schools.
- ♦ Sporting facilities in the area include racing at Cheltenham, Stratford-upon-Avon and Warwick; golf courses at Naunton Downs, Broadway and Burford; rugby at Kingsholm in Gloucester; hunting with the Heythrop or North Cotswold hounds and polo at Cirencester Park.
- ♦ The surrounding countryside also provides wonderful walking and riding across the Cotswolds escarpment via the many footpaths and bridleways available.

ORCHARD COTTAGE

Orchard Cottage is an excellent example of a Victorian Cotswold cottage and is built of mellow stone under a tiled roof. Internally it retains many of the expected period features including exposed timbers, deep window sills and an impressive inglenook fireplace.

The front door leads to the entrance hall which leads into a charming double aspect sitting room with beamed ceiling and handsome inglenook fireplace. Double doors lead out the garden. The kitchen/ breakfast room can be accessed directly from the front of the property or via the hall and is light and airy with attractive painted cabinets and a range oven. There is ample space for a table and chairs. A door leads to a good sized utility/boot room with a cloakroom and access to the rear.

On the first floor is the master bedroom with fitted cupboards, painted ceiling timbers and en suite bathroom. Also on the first floor is a further bedroom and family shower room. On the second floor is bedroom three which has exposed timbers.

The property is approached over a shared driveway and onwards to a gravelled parking area in front of the house. The front garden is predominantly laid to lawn surrounded by Cotswold stone walling. The rear garden is also lawned and together with the garaging has a separate vehicular access.

The property is very well presented and is likely to appeal to those looking for a second home, investment property or smaller Cotswold home with charm.

GENERAL INFORMATION

Local Authority: Cotswold District Council. Telephone 01285 623000. Band F.

Services: Mains electricity and water are connected. Shared drainage. LPG gas fired central heating. BT line subject to transfer regulations.

Tenure: Freehold.

Town and Country Planning: The property lies within the area administered by Cotswold District Council to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

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 (GL54 5RS): From Stow-on-the-Wold take the Tewkesbury Road/B4077 towards Toddington. Continue past the cross roads for Snowhill and Bourton-on-the-Water and continue for a further quarter of a mile, bearing left signposted Temple Guiting. Continue into the village, turning left (opposite the parish notice board) towards Temple Guiting Pantry. The lane leading to Orchard Cottage is on the left immediately before the shop. Orchard Cottage will be found at the end of the lane.

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

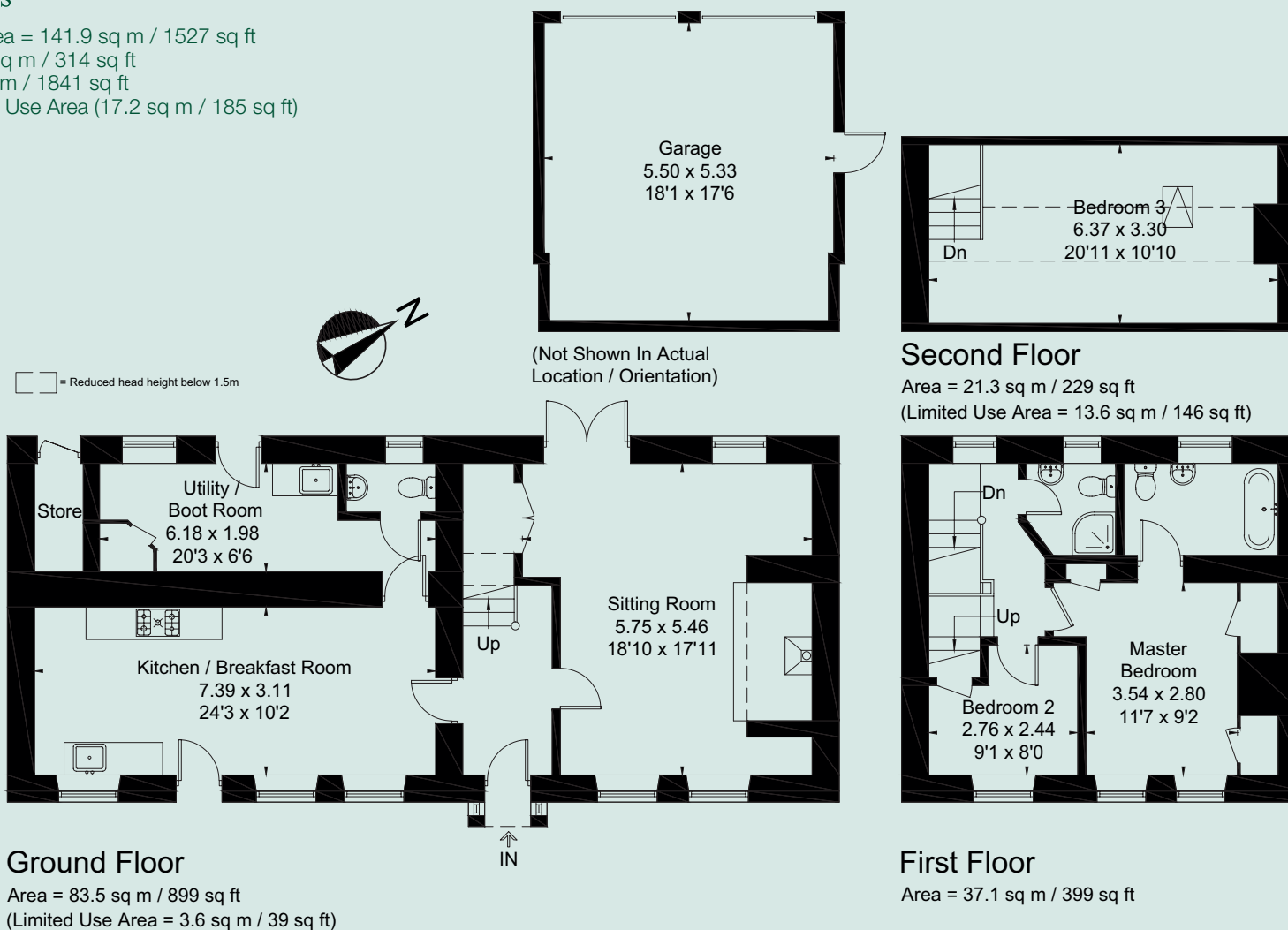
Viewing: Strictly by appointment with Savills.

Date Of Information: Particulars prepared: May 2019.

Photographs Taken: May 2019

FLOORPLANS

Approximate Area = 141.9 sq m / 1527 sq ft
 Garage = 29.2 sq m / 314 sq ft
 Total = 171.1 sq m / 1841 sq ft
 Including Limited Use Area (17.2 sq m / 185 sq ft)



Savills Stow-on-the-Wold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G	23	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		