



A traditional Grade II Listed Cotswold Cottage

The Old Post Office, Chastleton, Moreton-in-Marsh, Gloucestershire, GL56 0SU

Freehold



Sitting/dining room • kitchen • four bedrooms • family bathroom • family shower room • detached office • car port • parking • gardens with two sheds • In all about 0.6 acres

Distances

Stow-on-the-Wold 6.3 miles.
Moreton-in-Marsh 4.2 miles
(mainline trains to London/
Paddington from 90 minutes).
Stratford-upon-Avon 20.5
miles. Oxford 30 miles.
Birmingham International
Airport 42 miles (all times and
distances are approximate).

General Information

Chastleton is a charming and unspoilt rural village, a designated conservation area, which lies in the Evenlode Valley between the towns of Moreton-in-Marsh and Chipping Norton, on the Gloucestershire/Oxfordshire borders. The village is home to Chastleton House, a fine Grade I Jacobean country house, owned by the National Trust since 1991. The twelfth-century St Mary the Virgin parish church is Grade II* Listed.

Moreton-in-Marsh, Stow-on-the-Wold and Chipping Norton provide for everyday needs including schools, supermarkets, banks and petrol stations. Cheltenham, Stratford-upon-Avon and Oxford are within 25 miles and offer more extensive shopping, educational and leisure amenities.

The award winning Daylesford Farm Shop is just over 3.5 miles away and Soho Farmhouse is less than half an hour's drive. Communications are good with a regular rail service from Moreton-in-Marsh to London Paddington in less

than 90 minutes.

The countryside is designated as a special landscape area and is perfect for walking and riding.

The Cotswolds' year is packed with events, ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

The Old Post Office

The Old Post Office is a traditional semi-detached Cotswold cottage. The property is jointly listed as Grade II with the adjoining Home Farm Cottage. Dating back to 1703, which is carved into the ground floor window, the Old Post Office is a lovely example of Cotswold architecture with mullion windows, chamfered beams, inglenook fireplace and elm winder staircase.

The cottage benefits from a larger than expected landscaped garden of over half an acre divided into different areas and terraces. Within the garden is a detached home office, a car port and two sheds.

The current owners refurbished the property in 2009 including underfloor





heating on the ground floor. There is scope to extend the cottage subject to the usual consents. The Old Post Office has a track record as a successful holiday let and as such will be of interest to investors, as well as those seeking a full time home or weekend retreat in an idyllic village.

Agent's Note

- Chastleton is in the county of Oxfordshire, but has a Gloucestershire postal address.
- The adjoining cottage has a right of way to the front footpath to access the front entrance door.
- There is also the historic right to draw water from the well at the rear of The Old Post Office which was established prior to mains water being connected to both properties.
- Water rates are split 50/50 with adjoining cottage.

Local Authority

West Oxfordshire District Council. T: 01993 861000. Band D.

Services

Mains water and electricity are connected. Private drainage. Oil fired central heating. Telephone line subject to BT transfer regulations. Super speed Gigaclear WiFi

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by West

Oxfordshire 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 GL56 OSU

From our office in Stow-on-the-Wold take the A436 on a westerly direction out of the town. Continue for about 4.6 miles. Turn left signposted "Chastleton". Proceed for about 1.2 miles passing Chastleton House and the Church on your right. Continue down the village lane for a short distance and The Old Post Office will be found on the left, identified by a red post box.

Viewing

Strictly by appointment with Savills.

Date of Information

Particulars prepared: April 2022. Photographs taken: 31 March 2022.

The Old Post Office, Chastleton, Moreton-in-Marsh, Gloucestershire, GL56 0SU

Approximate Area 121.4 sq m / 1307 sq ft

Including Limited Use Area (11.4 sq m / 123 sq ft)

Outbuildings 6.7 sq m / 72 sq ft (Excluding Sheds & Carport)

Total 128.1 sq m / 1379 sq ft

David Henderson

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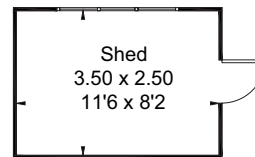
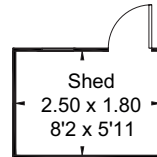
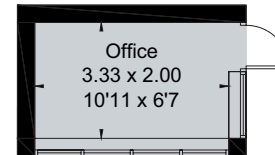
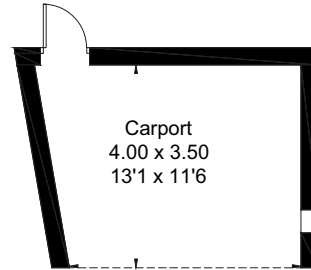


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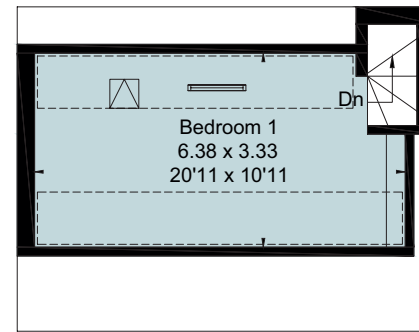
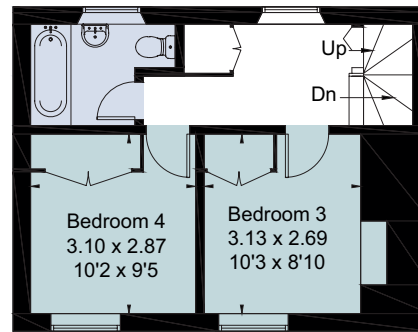
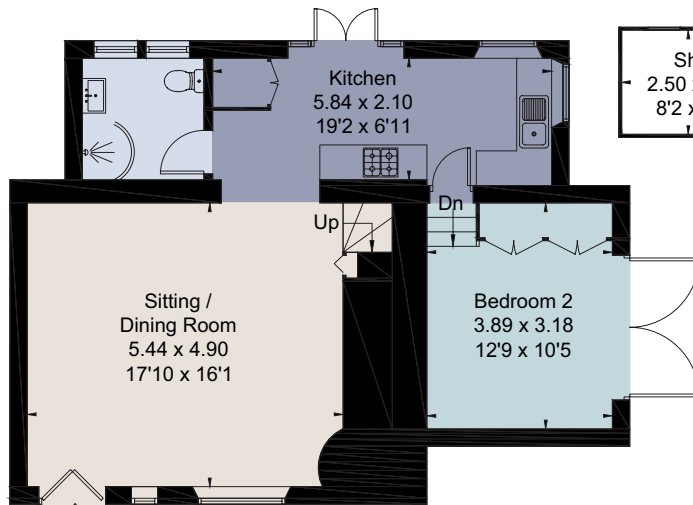
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Outbuildings

(Not Shown In Actual Location / Orientation)



= Reduced head height below 1.5m



Ground Floor

First Floor

Second Floor

For identification only. Not to scale. © 22406DH

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