



A charming Cotswold cottage in a sought after village

Chastleton, Moreton-in-Marsh, Gloucestershire, GL56

£1,700,000 Freehold

savills



Lot 1: Elm Tree Cottage

Ground floor

Drawing room, dining room, snug, kitchen/family room,

First floor

Four bedrooms and shower room.

Second Floor

Bedroom/office, bathroom and store-room.

Wine Cellar

Outside

Landscaped gardens and ample parking.

Lot 2: The Forge with planning consent for conversion

Local Information

Chastleton is an attractive and unspoilt rural village which lies in the Evenlode Valley between the towns of Moreton-in-Marsh and Chipping Norton, on the Gloucestershire/Oxfordshire borders. Moreton-in-Marsh, Stow-on-the-Wold and Chipping Norton provide for most everyday needs including restaurants, supermarkets and coffee shops. 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.

Chastleton is in the county of Oxfordshire, but has a Gloucestershire postal address.

The countryside is designated as a special landscape area and is perfect for walking and riding. There are many historic houses and gardens in the immediate locality.

About this property

Elm Tree Cottage probably dates from the early 17th century and is Grade II listed. Constructed of coursed limestone and marlstone rubble beneath a thatched roof. The property is absolutely charming.

The thatch has been estimated to have a further 5 years of life before re-thatching is required. This would take 6 weeks to complete with a current lead time of 12 weeks. The works have been quoted approximately £35,000. However, the vendor will deduct this from the final sale price.



General Information

Tenure

Freehold.

Services

Mains water and electricity.
Private drainage. Oil-fired central heating.

Agent's Note

The sale includes all the white goods which are Miele and Smeg.

Local Authority

Council Tax Band F. West
Oxfordshire District Council.

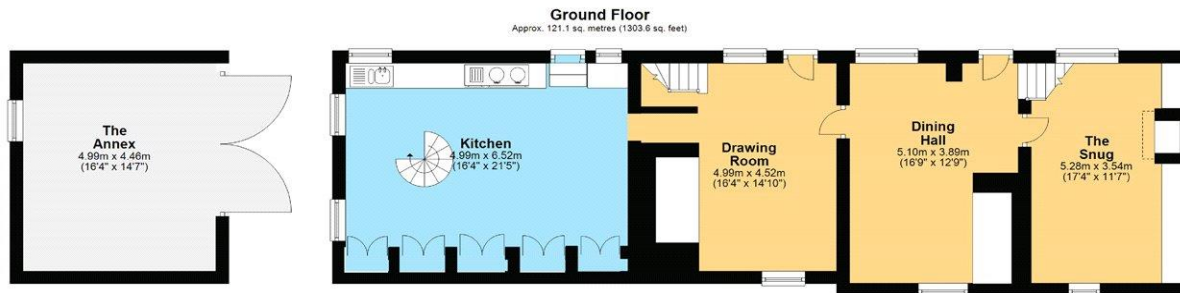
Viewing

All viewings will be accompanied
and are strictly by prior
arrangement through Savills
Stow-on-the-Wold Office.

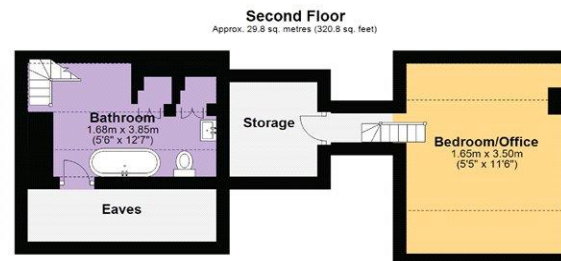
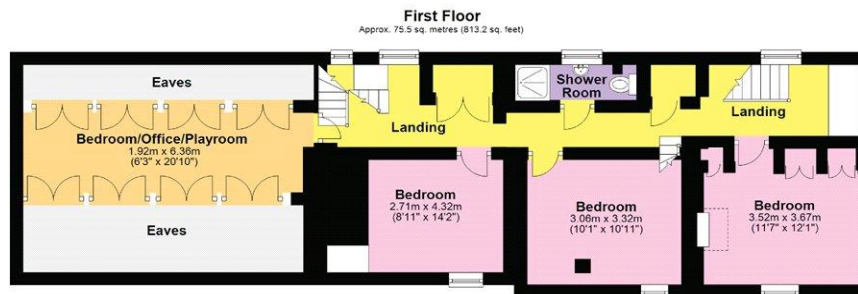
Particulars prepared: April 2022.

Photographs taken: February
2022 and April 2022.





Cellar
Approx. 0.3 sq. metres (3.3 sq. feet)



Total area: approx 226.8 sq. metres (2440.9 sq. feet)

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220422CM