



A well-presented detached period cottage

Crossing Cottage, Todenham, Moreton-in-Marsh, Gloucestershire, GL56 9NU

Freehold



Family room • dining room • sitting room • study
• kitchen/dining room • principal bedroom suite • two
further bedrooms • family bathroom • WC • Garden and
ample parking

Distances

Moreton-in-Marsh 3 miles
(mainline station to London
Paddington in 90 minutes).
Stratford-upon-Avon 15 miles.
Cheltenham 29 miles. Oxford 31
miles (all distances and times
are approximate).

Situation and Communications

The village of Todenham is
surrounded by rolling open
countryside; perfect walking
and riding country with its
good network of footpaths and
bridleways. Gastro pubs and
restaurants in surrounding
villages are within easy reach.
Farm shops include Todenham
Manor Farm, and Daylesford
Organic (eight miles) whilst the
private member's club, Soho
Farmhouse, is 16.5 miles
distant. Shopping and other
local amenities can be found in
the nearby historic market
towns of Moreton-in-Marsh,
Shipston-on-Stour, Chipping
Norton and Stow-on-the-Wold.
Shakespeare's Stratford-upon-
Avon, Woodstock's Blenheim
Palace, Warwick, and Oxford
are all further afield.

The area is served by a
number of good schools
including Kitebrook
Preparatory, Sibford School,
Kingham and Bloxham as well
as the outstanding Shipston
Primary, Chipping Campden
and the award winning
Cotswold School at Bourton-
on-the-Water.

Moreton-in-Marsh has a
mainline station with a direct
service to London Paddington

and the Midlands.

Communications to the area
are excellent with good access
to the M40 (Junctions 8, 9, 10
and 11), providing easy access
to London, Heathrow Airport
and the Midlands. The M5
(Junctions 10, 11 and 11a) are 31
miles distant.

Sporting and recreational
facilities are well catered for in
the area with golf courses at
Lyneham, Chipping Norton and
Naunton Downs. National Hunt
Racing is at Cheltenham,
Stratford-upon-Avon, Warwick
and Worcester. 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 a jam-packed
events calendar featuring
concerts, exhibitions, arts and
literature festivals and
theatrical productions.

Crossing Cottage

Crossing Cottage is a detached
former Victorian railway
cottage situated in a rural
setting approximately half a
mile outside the village of
Todenham. The property
overlooks the surrounding
open countryside. Extended
and renovated to create a
wonderful family home with
great energy, there is scope for
further extensions if required.
The flexible and bright
accommodation is arranged





over two floors and is presented to a high standard throughout, combining the best of modern living including underfloor heating throughout the ground floor with some original period features including exposed beams.

You enter the property via the family room which leads into a spacious study with two sets of French doors to the gardens and through to the generous kitchen/dining room which is the heart of the home and offers a range of fitted units and modern integrated appliances. Steps from the study lead down into a generous vaulted sitting room with French doors to the gardens.

The first floor accommodation comprises a generous principal bedroom with ample storage and an en suite shower room and two further well-proportioned double bedrooms, both served by a well-appointed shower room and a separate cloakroom.

Crossing Cottage lies in a picturesque setting and has a large garden with two paved terraces, perfect for informal al fresco dining and entertaining. Access is via a mature cottage garden with established planting while the remaining garden is laid mainly to level lawn with numerous seating areas, including one overlooking the property's pond, the whole bordered by fencing and mature shrubs and trees. There is ample parking on the gravelled driveway.

Planning: Planning consent for the erection of a single-storey side extension has been obtained under reference 21/02284/FUL.

Local Authority: Cotswold District Council. T: 01285 623000. Council Tax Band D.

Services: Mains electricity and water are connected. LPG central heating. Telephone line subject to BT transfer regulations. The property shares a sewerage treatment plant with a neighbouring property. Please refer to the agent for further information relating to the provision of an independent sewerage plant for the property.

Tenure: Freehold.

Directions GL56 9NU: From Moreton in Marsh take the A429 (Fosse Way) towards Stratford-upon-Avon, after approximately 2.5 miles take the first turning right to Todenham. Having crossed the bridge, the property will be found on your right hand side after the entrance to the gallery.

Viewing: Strictly by prior accompanied appointment with the agent.

Date of Information: Particulars prepared: October 2021. Photographs taken: October 2021.

Crossing Cottage, Todenham, Moreton-in-Marsh, Gloucestershire, GL56 9NU
Approximate Area 164.3 sq m / 1768 sq ft



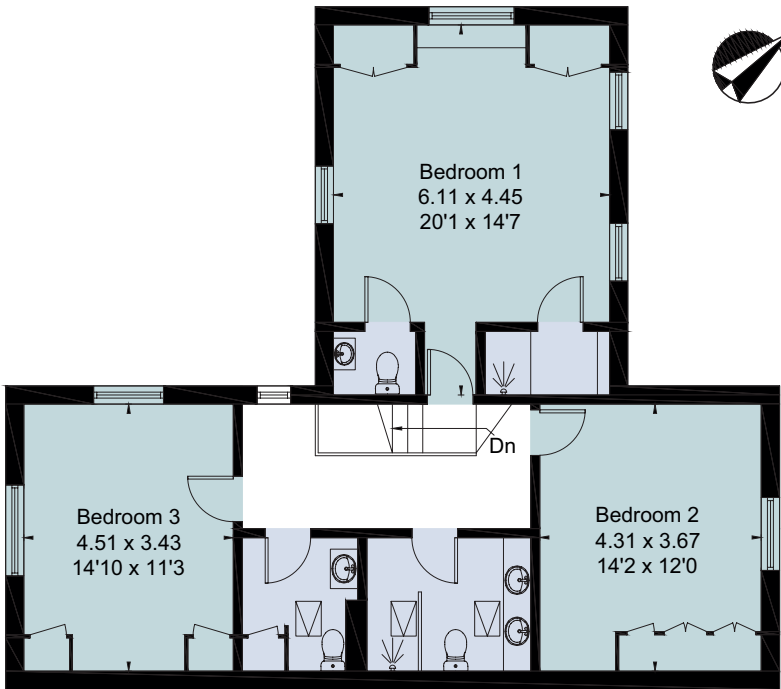
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David Henderson
Savills Stow-on-the-Wold
01451 832832
stow@savills.com



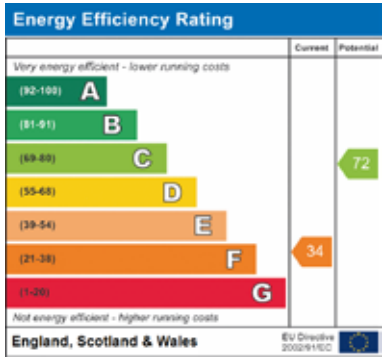
Ground Floor



First Floor



For identification only. Not to scale. © 211018DH



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