

Stonehouse, Filkins, Lechlade





Stonehouse

A delightful detached Cotswold stone family house on the edge of a thriving village.



Tenure: Available freehold

Local authority: West Oxfordshire

Council tax band: F





The Property

A traditionally built detached stone house by famed local builder George Swinford, who is noted for his quality and unique carved details. The property sits back from the road with a sunny southerly aspect in the beautiful Cotswold village of Filkins. Stone House offers an open-plan entrance dining hall, which leads through to a comfortable sitting room.

There is a study, utility room, and a large kitchen breakfast room with both a gas-fired Aga and a range cooker. The first floor offers four bedrooms and two bathrooms.

Outside, there is a generous double garage with an en suite bedroom above. Parking for a further 2-3 cars is available on the drive.





Location

The property is situated at the heart of this pretty village near the church. Filkins is nestled amongst some of the Cotswold's most desirable countryside on the Oxfordshire/ Gloucestershire border. Amenities in Filkins village include a village shop, Post Office and an outdoor swimming pool. There is also an exceptionally good public house, The Five Ails and the renowned Cotswold Woollen Weavers Centre.

The adjacent market towns of Lechlade and Burford provide a good selection of local amenities whilst the larger centres of Oxford, Cheltenham and Swindon, are all within easy travelling distance. Good schools nearby including St. Hugh's, Cokethorpe, Pinewood and Radley. Additionally Oxford offers an excellent choice including St. Edward's, The Dragon, Summer Fields and Magdalen College School. There is good access to road and rail links including the M4 (J15) and M40(J8a) and Charlbury train station which has a direct service to London Paddington with a journey time of approximately 75 minutes.



Approximate Gross Internal Area 2250 sq ft – 209 sq m
(Excluding Garage/Outbuildings)

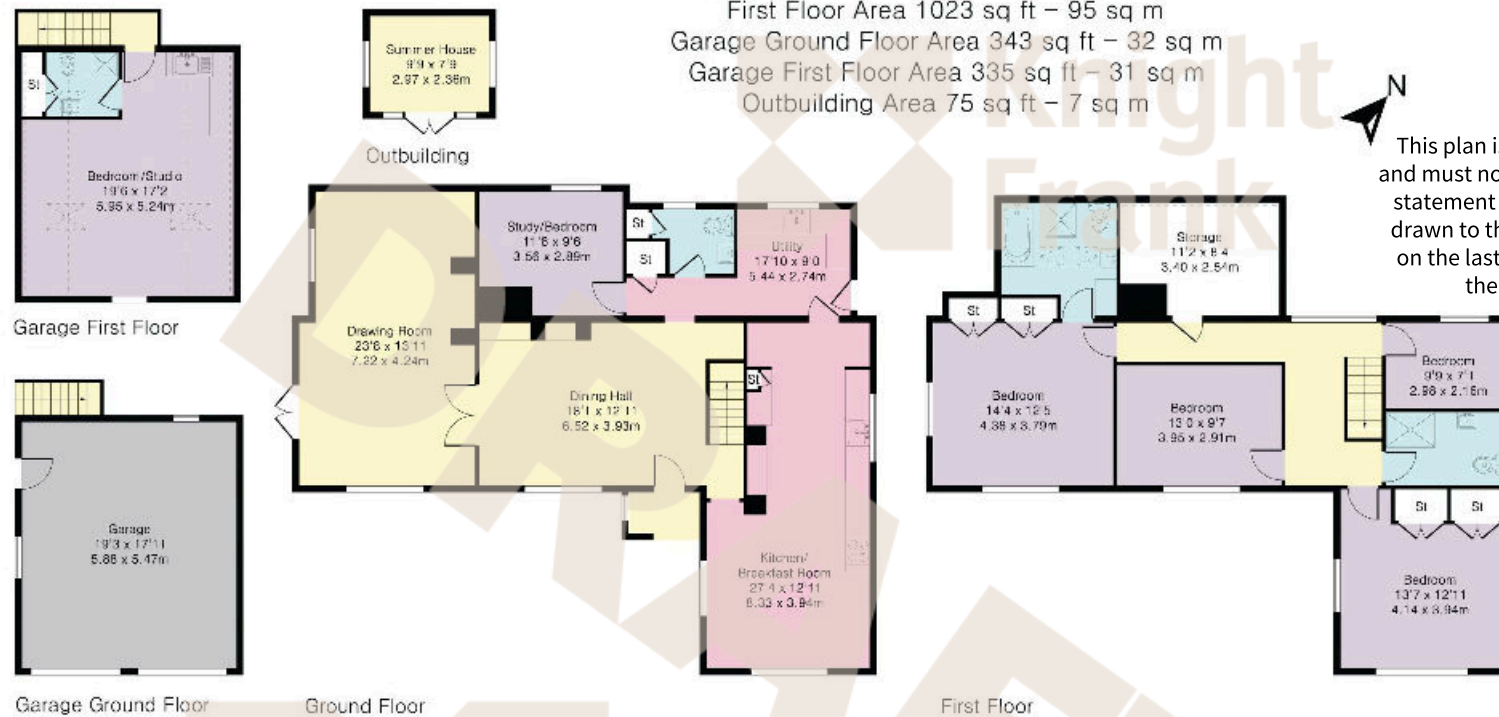
Ground Floor Area 1227 sq ft – 114 sq m

First Floor Area 1023 sq ft – 95 sq m

Garage Ground Floor Area 343 sq ft – 32 sq m

Garage First Floor Area 335 sq ft – 31 sq m

Outbuilding Area 75 sq ft – 7 sq m



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statement of fact. Attention is
drawn to the important notice
on the last page of the text of
the particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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