

Yarrow Cottage, Churchill



Beautifully presented Grade II listed cottage.

Churchill is an attractive Cotswold village situated near the market town of Chipping Norton. At the heart of the village is The Chequers public house, which sits opposite the village green, cricket pitch and church. In nearby Kingham is a village shop, along with a primary school and the highly rated Kingham Plough public house and The Wild Rabbit, with, The acclaimed Daylesford Organic Farm Shop a mere 7 minutes drive, and Soho Farmhouse approximately a 20 minutes drive. Within the market town of Chipping Norton are further facilities, including a variety of shops, supermarkets, restaurants and a theatre, with the City of Oxford 24 miles to the south. Sporting facilities in the area include racing at Cheltenham and Stratford-on-Avon, golf courses at Lyneham, Chipping Norton and Burford and rugby at Gloucester.

Distances

Stow-on-the-Wold 5 miles, Kingham (trains to London Paddington from 76 mins) 1 mile, Chipping Norton 4 miles, Cheltenham 22 miles, Oxford 21 miles (Distances and times approximate).





Yarrow Cottage is a quintessential Grade II listed Cotswold stone cottage beautifully refurbished to a very high standard. It provides deceptively spacious, immaculate living accommodation that will suit a number of buyers.

The front door leads into a cosy sitting room with period beams, an inglenook fireplace with wood burning stove and a bespoke corner snug seat. In turn, this leads through to the generous dining room with stairs to the first floor. The fully fitted kitchen with integrated appliances and a Range cooker has a flagstone floor and leads out into the rear garden through a stable door.

The first floor offers two double bedrooms off the landing, one with a fitted walk-in wardrobe and a spacious bathroom. This is truly luxurious with a standalone copper bath, separate shower, WC and double sinks.

Separate from the cottage, the converted barn is in the rear garden with a guest bedroom suite. Designed by the Soho Farmhouse architect, the bedroom has plenty of space for a double bed and features a vaulted ceiling, log-burning stove and luxury en suite shower room.

The cottage and guest suite are both full of charm, with a wealth of period features and is offered with no onward chain.

Services

The property has mains gas, electricity, water and drainage.

Term

Freehold

Local Authority

Cotswold district council, tax band D

Guide price £775,000

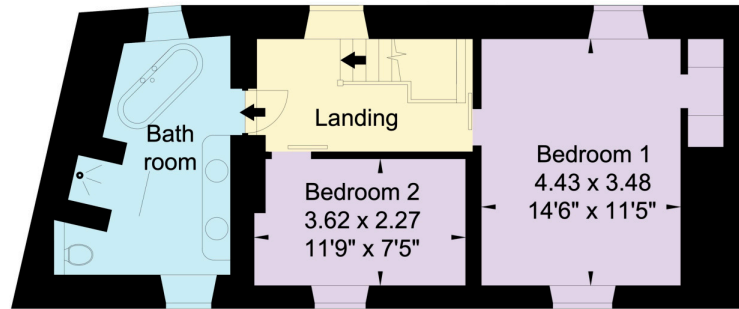




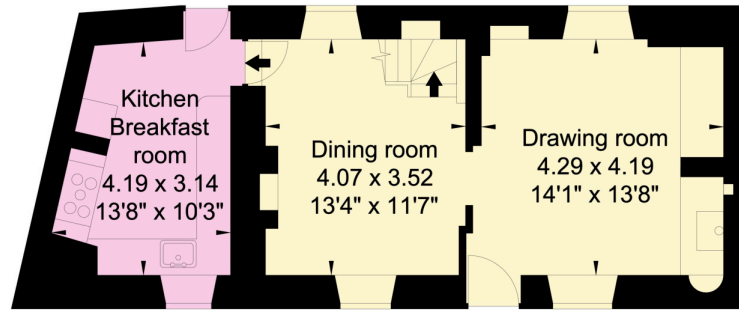
Outside

The front garden is well stocked with mature plants and shrubs and is set behind iron railings with a path leading to the front door. To the rear, there is an enclosed courtyard garden with a low-maintenance terrace which offers ideal areas to sit out and enjoy al fresco entertaining. A pedestrian pathway across the neighbour's garden provides rear access to the garden. Parking can be found at the front of the cottage.

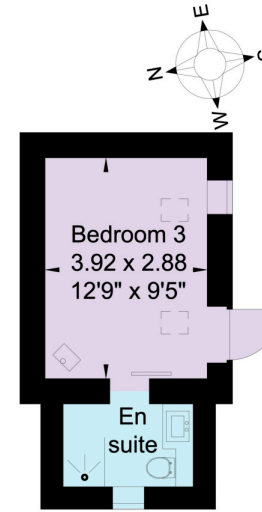




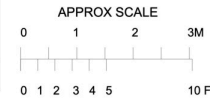
First Floor



Ground Floor



Barn
Not shown in
actual location /
orientation



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 96 sq m (1,033 sq ft)

Barn: 16 sq m (173 sq ft)

Total: 112 sq m (1,206 sq ft)

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not be relied upon as a statement of fact.



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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Particulars dated March 2023. Photographs and videos dated March 2023.

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