

The Old Stables, Longborough



Exceptionally presented detached home in a private position.

Longborough is situated in equidistance between Moreton-in-Marsh and Stow-on-the-Wold with beautiful Cotswold scenery.

The village benefits from a fine public house, the Coach and Horses, a church, a village hall, a village shop and cafe and is home to the annual Longborough Opera Festival.

Moreton-in-Marsh and Stow-on-the-Wold provide for most everyday needs, including supermarkets, dentists, coffee shops and restaurants, whilst Daylesford Organic is within 6 miles, and Soho Farmhouse within 20 miles. There is good access to a number of regional centres, including Cheltenham, Oxford and Stratford-on-Avon, which offer more extensive facilities.

Local schools include the nearby Longborough primary school, Kitebrook school, Chipping Campden, and many more in Stratford-on-Avon, Cheltenham and Oxford.

Distances

Moreton-in-Marsh 3 miles (trains to London Paddington from 90 minutes), Stow-on-the-Wold 3 miles, Kingham 8 miles, Broadway 9 miles, Stratford-on-Avon 12 miles, Cheltenham 19 miles, Oxford 32 miles(distances and times are approximate).



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The Property

The Old Stables is a beautifully refurbished Cotswold stone property which is located along a no-through road in the heart of the village. The property has undergone a complete renovation and extension and now provides versatile living accommodation that will appeal to a wide range of buyers.

A large light hallway welcomes you into the property with a cloakroom off and with views straight through crittall doors into the impressive kitchen living room. This vaulted room has the benefit of exposed oak beams, a bespoke kitchen with fitted appliances, an island unit with a breakfast bar, and two areas which accommodate dining and seating, all of which look out into the landscaped gardens.

The flow of the ground floor is wonderful, and leading down a few steps from the kitchen, you will find a well-proportioned drawing room with a fireplace, a utility room and a large double bedroom with en suite.

A wide open staircase leads to a spacious landing area where three double bedrooms are on hand. A guest or principal room with vaulted ceilings and en suite shower room, two further double bedrooms, along with a very well-appointed shower room to service them.

Outside

Outside, the owners have created a wonderful garden with some hard landscaping, which includes a large terrace off the kitchen and a raised lawn area with a range of mature shrubs and trees. A very useful garage is on hand with power, water and drainage in place and could have a multitude of uses. The gravelled drive provides plenty of off-road parking.

Guide price £1,500,000





Tenure

Freehold

Services

Mains water, drainage, gas and electric are all connected to the property. Gigaclear is available in the lane with up to 900mbps.

Local authority

Cotswold district council, tax band F

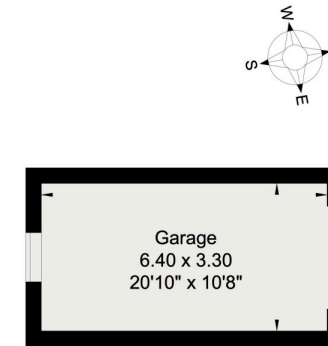




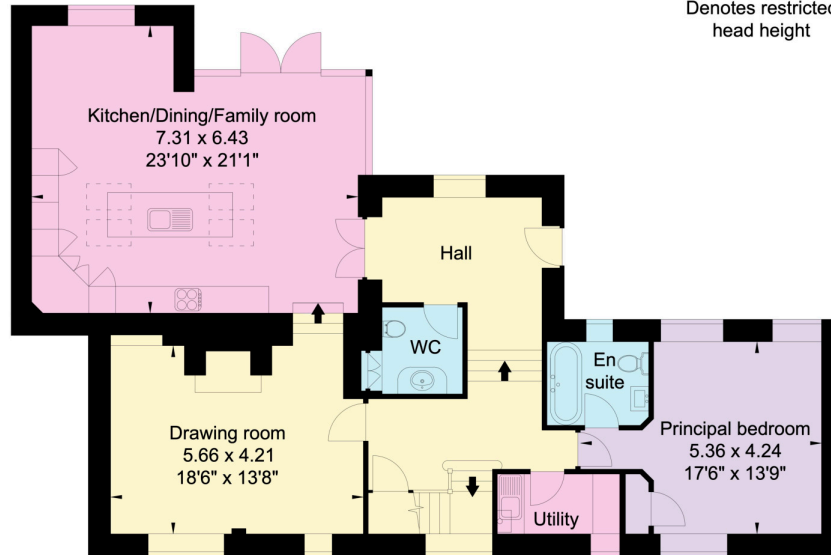


First Floor

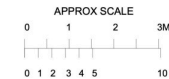
Denotes restricted head height



Not shown in actual location / orientation



Ground Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 207 sq m (2,230 sq ft)
 Garage: 21 sq m (227 sq ft)
 Total: 228 sq m (2,457 sq ft)
 inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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