



I Rock Cottage, Maugersbury



# Cotswold stone cottage in sought-after village location.

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Maugersbury predominantly consists of characterful Cotswold stone properties, with a thriving community and is renowned for its beautiful views.

1 Rock Cottage is within walking distance of Stow-on-the-Wold, which provides day to day amenities, including a large supermarket, excellent restaurants, coffee shops, public houses and delicatessens. Nearby are Daylesford Organic Farm shop and Soho Farmhouse. More comprehensive facilities can be found in Cheltenham, Stratford-upon-Avon, Oxford and Banbury. Schooling in the area is outstanding, including Kitebrook, Tudor Hall, Cheltenham Boys and Ladies', The Cotswold Academy, Oxford Schools including The Dragon, Summerfields and St Edwards. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Lyneham, Naunton Downs, Broadway and Burford, and rugby at Worcester, Gloucester and Stow-on-the-Wold RFC.

## Distances

Stow-on-the-Wold 0.5 miles, Kingham (trains to London Paddington from 86 mins) 3 miles, Burford 9 miles, Cheltenham 18 miles, Oxford 27 miles, (Distances and times approximate)





## The Property

The front door leads through to the spacious reception room with oak floors that run through the entire downstairs, inset bookshelves and a central stone fireplace with a wood-burning stove. The kitchen can be found at the rear of the house and is fully fitted with a range of wall and base units incorporating integrated appliances, including a dishwasher, fridge freezer, double oven, and electric hob with extractor fan over. Double doors lead out to the rear terraced garden. There is also a cloakroom on the ground floor. Upstairs there are two double bedrooms, with the principal bedroom having an en suite shower room and a further family shower room. The cottage benefits from outstanding views to the front of the property across the Cotswold Hills.

## Outside.

The property is approached through the front garden up a pathway to the front door. To the rear, the private garden is mostly laid to a terrace with mature shrub borders and trees and offers an ideal spot for al fresco dining.

## Services

Oil-fired central heating, electricity and water are connected to the property, and a septic tank is shared with next door.

## Tenure

Freehold

## Local Authority

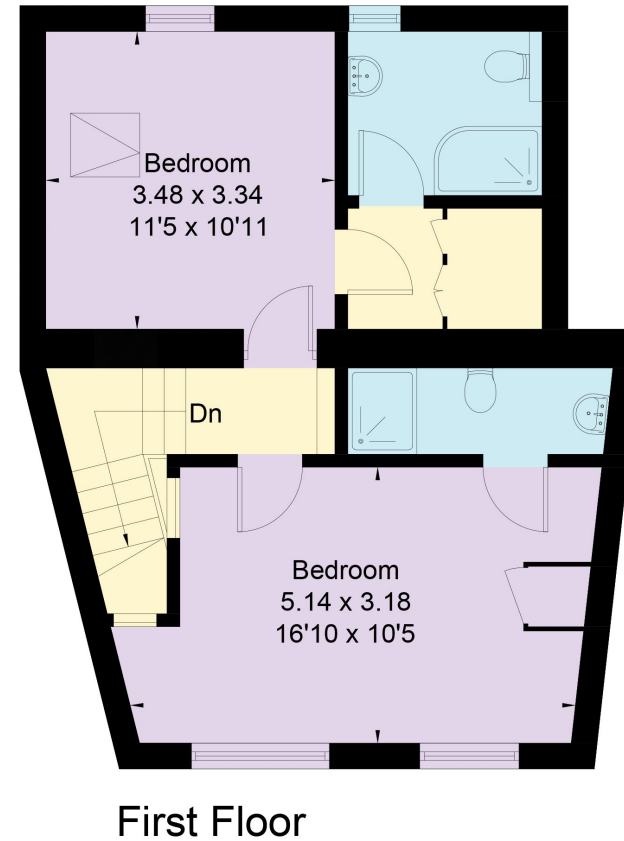
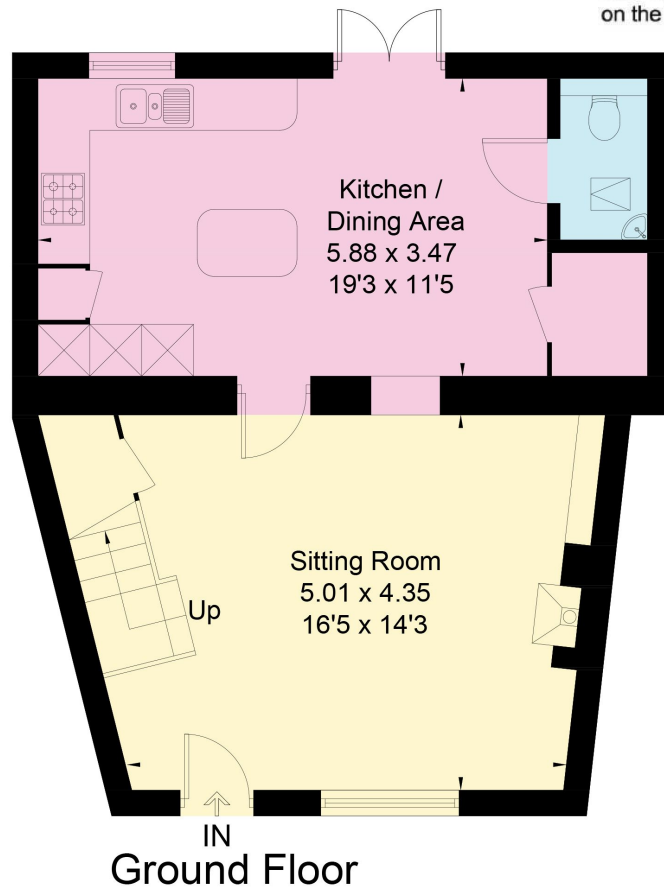
Cotswold District Council, Tax band D

**Guide price £625,000**



Approximate Floor Area = 100.3 sq m / 1080 sq ft

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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