



Yew Tree Cottage, Longborough



Cotswold stone family cottage in sought-after village location.

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

Yew Tree Cottage is a beautifully presented cottage in this popular village which has been renovated by the current owners to a high standard. Originally two cottages, the property is now converted into one and stands elevated to one side of the road with far-reaching views. The front door leads into the dining hall with a central Cotswold stone fireplace, log-burning stove and exposed stone walls. The wonderful kitchen/breakfast room sits to the rear of the property, with a door out to the courtyard. There are a full range of wall and base units, a pantry-style dresser unit and integrated appliances, including double, side-by-side ovens, gas hob, dishwasher and fridge freezer. The delightful drawing room has a raised central open fireplace and a door to the rear garden. Stripped oak flooring runs throughout the entire ground floor. Across the courtyard is a stone outbuilding that has been converted to provide a really useful utility room with a full range of units and space for a washing machine. Upstairs, the four bedrooms are arranged over two floors with a large landing area that could be used as a study/reading space. There are two beautifully appointed bathrooms, one with double sinks and a large walk-in shower and the second bathroom has a bath with a rain shower above.

Services

Mains water, drainage and electricity are all connected to the property.

Tenure

Freehold

Local Authority

Cotswold district council, Tax band E

Guide Price £925,000



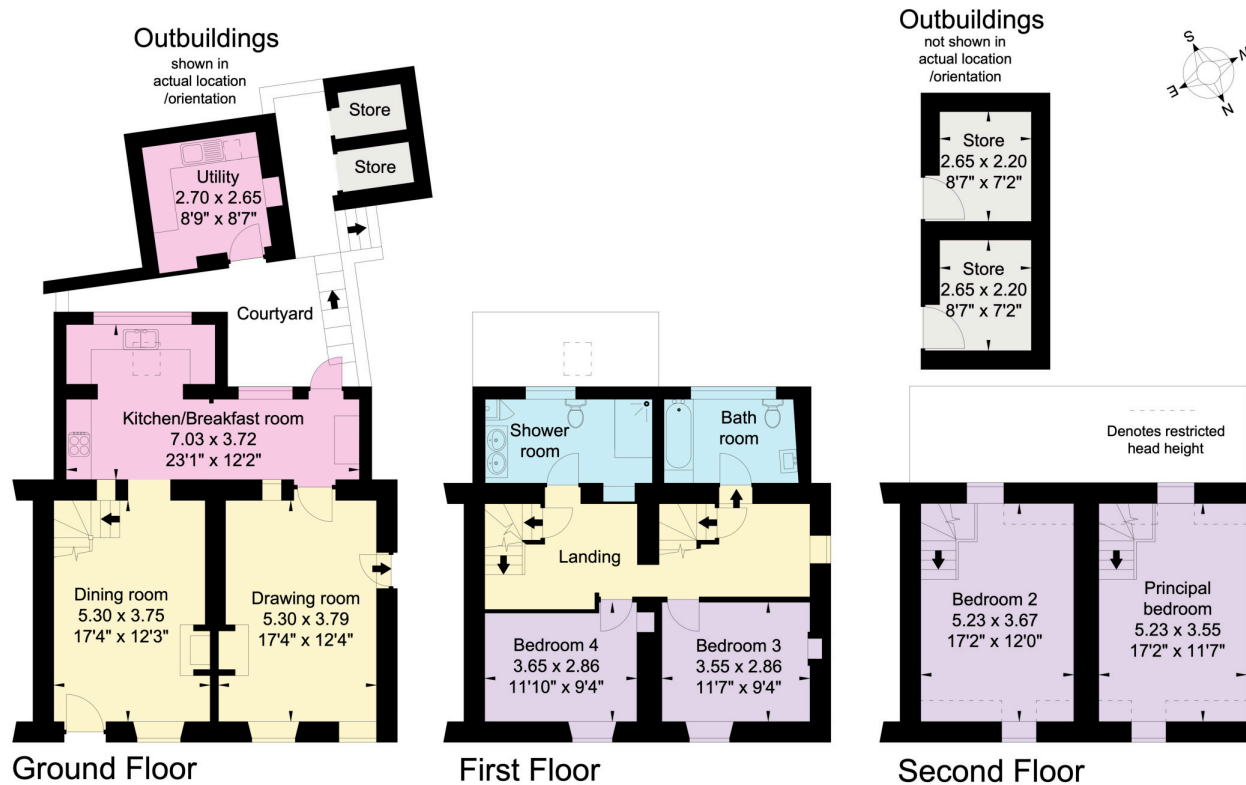




Outside

The south facing gardens offer a number of areas to enjoy al fresco entertaining including a gravelled terrace under a pergola covered with Clematis. The garden is compartmentalised and has a lawn area surrounding a rectangular pond with a millstone table and stone benches surrounded by raised flower beds and a Cotswold stone wall. The gardens offer a high degree of privacy and are surrounded by mature trees with gravelled paths leading to a couple of Cotswold stone outbuildings





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.



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 166 sq m (1,787 sq ft)
Outbuildings: 26 sq m (280 sq ft)
Total: 192 sq m (2,067 sq ft)
inc. restricted head height

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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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Particulars dated August 2023. Photographs and videos dated August 2023.

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