



South Orchard, Longborough

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# A Cotswold stone house requiring modernisation in 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, active 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, hospital, Doctors surgery, 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-upon-Avon, which offer more extensive facilities. Local schools include the nearby Longborough primary school, Kitebrook School, Chipping Campden, and many more in Stratford-upon-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-upon-Avon 12 miles, Cheltenham 19 miles, Oxford 32 miles (Distances and time approximate)



5 2 4 EPC D



## The Property

South Orchard House is a traditional Cotswold village property tucked quietly on the edge of this highly regarded village. Originally a pair of cottages the property is in need of a complete refurbishment. Planning permission was granted on 3rd March 2023 22/03135/FUL to significantly alter the internal layout of the property to provide a generous kitchen, dining and sitting areas, four bedrooms, a dressing room and bathrooms. The detached garage has planning to extend upwards with a pitched roof to accommodate an attic study. The current accommodation is laid out as two cottages with four reception rooms, kitchens and five bedrooms with a detached garage. This accommodation could also be reconfigured and refurbished, without using the planning permission to provide a wonderful family home.

Planning reference 22/03135/FUL

## Outside

South Orchard is found at the end of a no through lane with pretty south facing gardens and attractive views over the Cotswold Countryside. The detached garage stands to the side of the property with parking for a number of cars.

## Services

Mains gas, water, drainage and electricity. Gas central heating are all connected to the property.

## Tenure

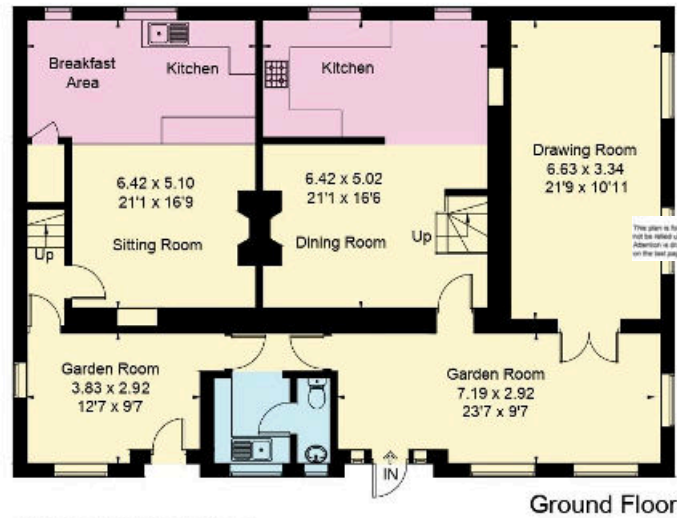
Freehold

## Local Authority

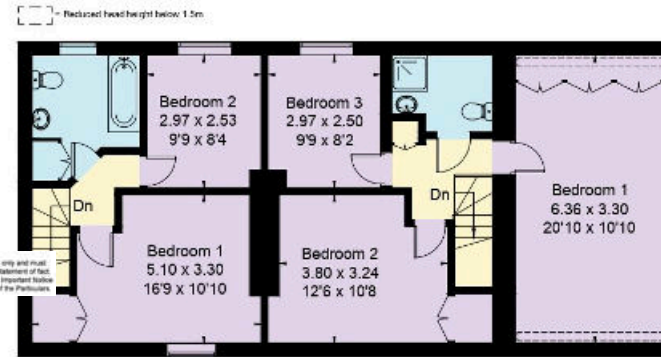
Cotswold district council, Tax band C

**Guide price £895,000**

Approximate Floor Area = 144.0 sq m / 1555 sq ft  
 Annexe = 80.0 sq m / 858 sq ft  
 Total = 224.0 sq m / 2413 sq ft



Annexe Ground Floor



Annexe First Floor First Floor

**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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