



ROSE COTTAGE

SHILTON, BURFORD, OX18 4AB

**PENNY &
SINCLAIR**

ROSE COTTAGE

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A charming period Cotswold stone cottage with delightful gardens situated in the heart of the pretty village of Shilton close to Burford.

Cotswold stone cottage with stunning gardens • Quintessential village location • Sitting room with French doors to garden • Dining room with open fireplace • Kitchen/breakfast room • Utility room • Three/four bedrooms • Family bathroom • Car port for two cars

Burford 3 miles / Lechlade 7 miles / Witney 8 miles / Oxford 19 miles / Cheltenham 25 miles
(All distances are approximate)

Rose Cottage is a charming semi-detached period property situated in the heart of the quintessential Cotswold village of Shilton. Dating back to the 18th century the cottage is full of charm and character boasting original features including exposed beams and stone hearths. The front door opens onto an entrance porch with cloakroom to the right. A glazed door leads into the main hallway laid with limestone flooring which continues throughout the ground level. To the right is the elegant sitting room featuring original beams and an open fireplace and stone hearth. Two pairs of French doors open out onto the terrace area and beautiful gardens beyond. The dining room at the front of the cottage also features oak beams and an open fireplace. The kitchen/breakfast room is fitted with painted units and has a wooden worktop plus a large pantry cupboard. Off the hallway is a separate utility room. Stairs with a wooden handrail rise up to the light and airy first floor landing where tongue and groove latch doors open onto two double bedrooms both with good ceiling height and with windows looking out to the front of the house. There is a family bathroom and an airing cupboard on this floor. A further flight of stairs leads up to bedroom three on the top floor and to an adjoining fourth bedroom/dressing room.

The private and enchanting cottage garden to the rear of the house is a delight and provides a glorious setting. A patio area beside the French doors makes an ideal place for al-fresco dining. The garden is partly laid to lawn and bordered by variety of trees and shrubs.





A path runs beside a pretty and well-stocked herbaceous border down to the far end of the garden where the stream meanders its way amongst the willow trees and under bridges to the pond. In addition there is a vegetable plot and greenhouse and several outbuildings. A car port beside the house provides parking for two cars.

SITUATION

Rose Cottage is located in the heart of the unspoilt Cotswold village of Shilton opposite the excellent public house, The Rose & Crown. Within easy reach are a range of renowned restaurants and public houses including Daylesford Farm Shop, The Five Alls at Filkins. The Cotswold town of Burford provides a range of shopping facilities, catering for most everyday requirements, with primary and secondary schools, several public houses, restaurants, Burford Garden Centre and the Cotswold Wildlife Centre. For further amenities, Witney (8 miles) provides an extensive range of facilities including a cinema, M&S and Waitrose supermarket. In addition, Oxford, Cirencester and Cheltenham are all within easy reach providing the main shopping and cultural centres for the area. Access to London is via the A40 and M40 and there is a mainline railway station to Paddington at Charlbury (approximately 11 miles).

DIRECTIONS (OX18 4AB)

From Burford proceed up the High Street towards the A40. At the roundabout take the 2nd exit towards Oxford and immediately right towards Burford Garden Centre. Proceed for approximately 1.5 miles and take the right hand turn into Shilton at the crossroads. Continue into the centre of the village and Rose Cottage can be found on the left hand side opposite the Rose & Crown pub.

SERVICES

Mains electricity, water and drainage are connected. Oil-fired central heating.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation.

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

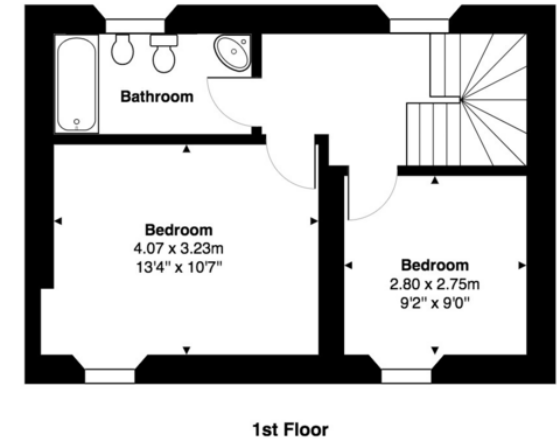
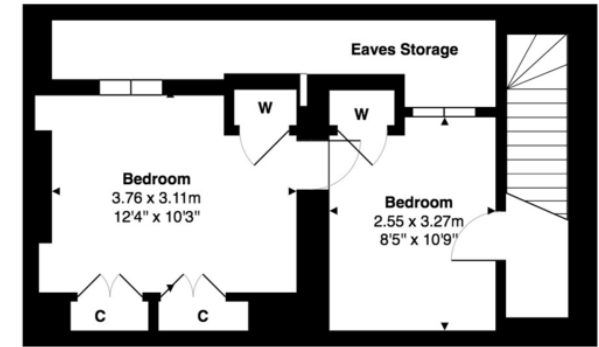
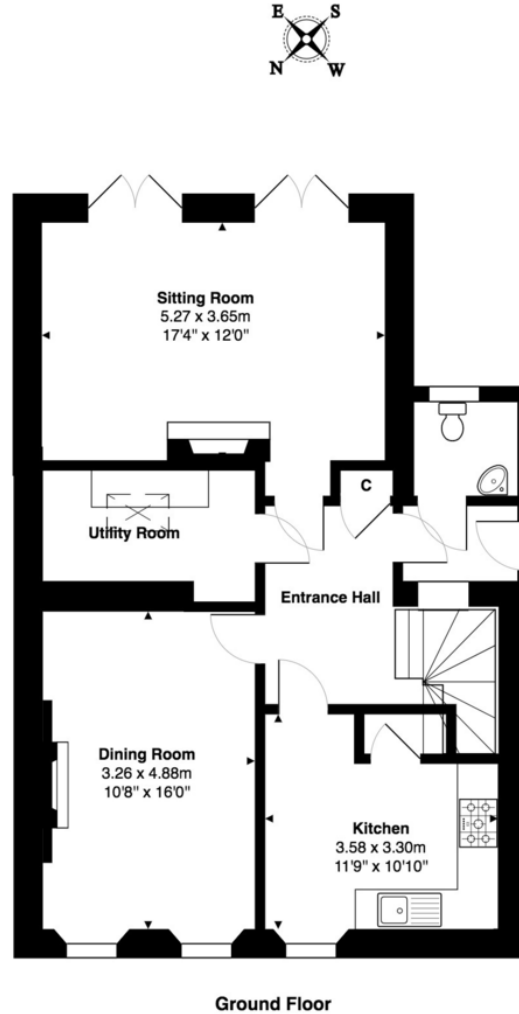
LOCAL AUTHORITY

West Oxfordshire District Council - Council Tax Band: D

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555.





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