



THE FALCONS

MAUGERSBURY

GLOUCESTERSHIRE

The Falcons

Maugersbury, Gloucestershire

*Stow on the Wold 1 mile, Kingham station 4 miles
(London Paddington 90 minutes), Burford 9 miles
(all mileages and time are approximate)*

A renovated cottage situated in a lovely location in this sought after village

DESCRIPTION

The Falcons is located on a peaceful no through lane in the heart of Maugersbury. Constructed of Cotswold stone with slate roof and Cotswold stone mullioned windows, the property has been renovated and remodelled by the current owner offering well-presented accommodation throughout arranged over two floors.

To the rear is a landscaped garden and terrace as well as a Garage.

- Hall
- Sitting room
- Open plan Kitchen and Dining Room
- Cloakroom
- 3 bedrooms
- Bathroom
- Gardens
- Garage

SITUATION AND AMENITIES

Maugersbury is a peaceful picturesque hamlet positioned in a Conservation Area and Area of Outstanding Natural Beauty. Made up of mainly period Cotswold stone houses and cottages it is surround by rolling Cotswold Countryside. Maugersbury has all the benefits of living in a small rural community yet is within walking distance of the historic market town of Stow-on-the-Wold (approx half a mile), which provides everyday shopping facilities and banking as well as a range of antique shops, art galleries, pubs and restaurants.



The market towns of Chipping Norton (10 miles) and Moreton in Marsh are close to hand and the larger towns of Cheltenham (20 miles), Cirencester, Oxford and Stratford upon Avon for more extensive shopping and leisure facilities provide these.

Excellent communication links with Kingham mainline rail station (4 miles) and Moreton-in-Marsh (9 miles) to London Paddington (approx 90 minutes). The A40 provides access to Oxford and the M40 to London.

Theatres at Oxford, Cheltenham and Stratford-upon-Avon. Racing at Cheltenham, Warwick, and Stratford-upon-Avon. Golf at Burford, Lyneham and Naunton Downs. There are excellent educational facilities in the area.

ACCOMMODATION

Cotswold stone curved steps with wrought iron handrails lead up to a wooden front door with an attractive Cotswold stone canopy porch.

GROUND FLOOR

Hall with stairs to first floor. **Sitting Room** with open fireplace, painted beams and curved alcove with shelving. **Cloakroom** with WC and washbasin. **Kitchen** range of base and wall mounted cupboards with sink, cooker, hob and extractor fan. Dishwasher and washing machine. Opens to **Dining Room** with French doors to rear garden.

FIRST FLOOR

Landing With airing cupboard and access to roof space.

Bedroom 1 (Double) with glorious view and built in wardrobe. **Bedroom 2 (Double)** also with lovely views and built in wardrobe. **Bedroom 3** with built in wardrobe **Bathroom** full tiled with bath, washbasin and WC. Heated towel rail.

OUTSIDE

GARDENS

To front of the house are raised flower beds to either side of the steps enclosed within a low Cotswold stone wall. To the rear is a raised lawn area surrounded by flower beds and a stone terrace. A pathway leads to the Garage.

SERVICES

Mains water. Mains electricity. Shared septic tank. The central heating is an electric system, however pipework has been laid for an oil fired system to be installed if you wish. Telephone (subject to BT regulations) Broadband available in Maugersbury (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale.



WAYLEAVES, RIGHTS OF WAY & EASEMENTS

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX, Tel: (01285) 643643

POSTCODE

GL54 1HP

VIEWING

Please telephone Butler Sherborn, Stow on the Wold Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk

DIRECTIONS

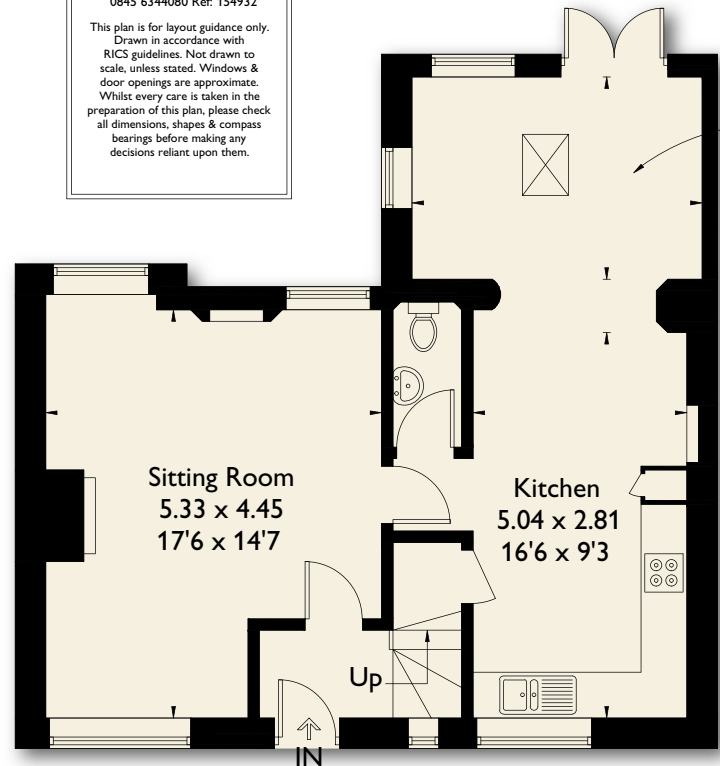
From Stow-on-the-Wold take the turning signposted Maugersbury and proceed into the village. At the junction turn right and continue to the end turning right again through two stone pillars. The Falcons will then be located on the right hand side and identified by a Butler Sherborn For Sale board.

DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation of warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. October 2015



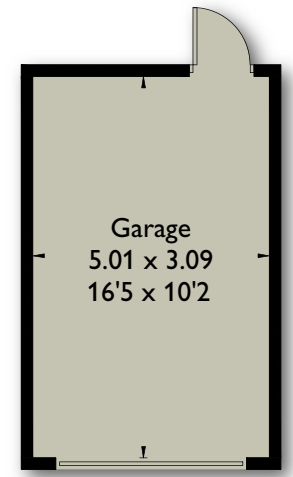
Floorplanz © 2015
0845 6344080 Ref: 154932
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



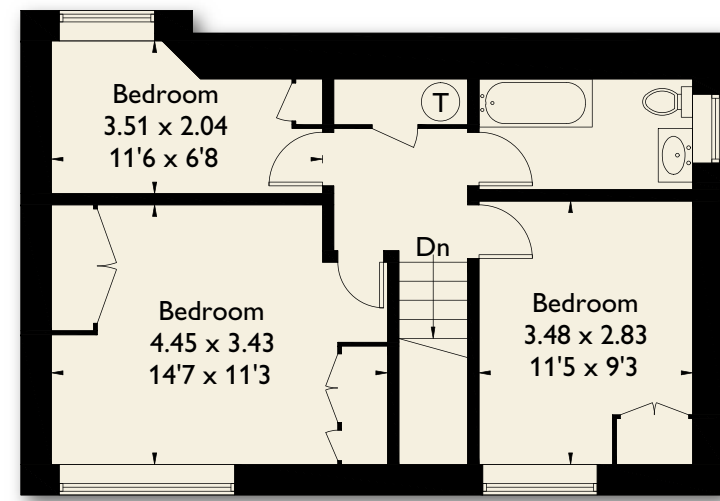
Dining Room
3.78 x 2.67
12'5 x 8'9

Ground Floor

Approximate Gross Internal Area
= 100 sq m / 1076 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 115.5 sq m / 1243 sq ft



Garage
(Not Shown In Actual Location / Orientation)



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			