



12 Orchard Rise
Longborough | Gloucestershire | GL56 0RG

FINE & COUNTRY

STEP INSIDE

12 Orchard Rise

A beautifully presented four bedroom detached Cotswold stone house in the highly regarded hill village of Longborough which has been in the ownership of the same family for over twenty years and has been much improved during their tenure. Situated at the end of a quiet cul-de-sac in an elevated position within walking distance of the primary school, village pub, church and village store, this property is certain to attract a great deal of interest.

The accommodation briefly comprises: entrance hall, sitting room with wood-burning stove, conservatory, dining room, kitchen with a range of integrated appliances, separate breakfast area, side utility area and cloakroom. On the first floor there is a principal bedroom with en-suite bathroom, three further bedrooms and a family bathroom.











STEP OUTSIDE

12 Orchard Rise

Outside there is double width driveway providing off road parking for several vehicles and access to the double garage. Of particular note are the delightful gardens which wrap around three sides of the property and comprise a combination of terraced areas laid to lawn and patio, attractively bounded by drystone walling and having borders containing a variety of mature shrubs and trees.

Internal inspection of this charming and surprisingly spacious family home in a sought after position is highly recommended.

Location

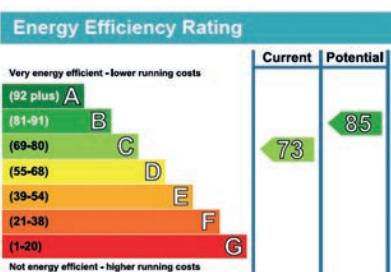
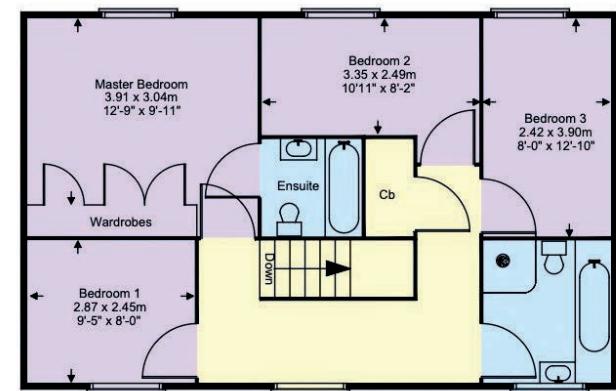
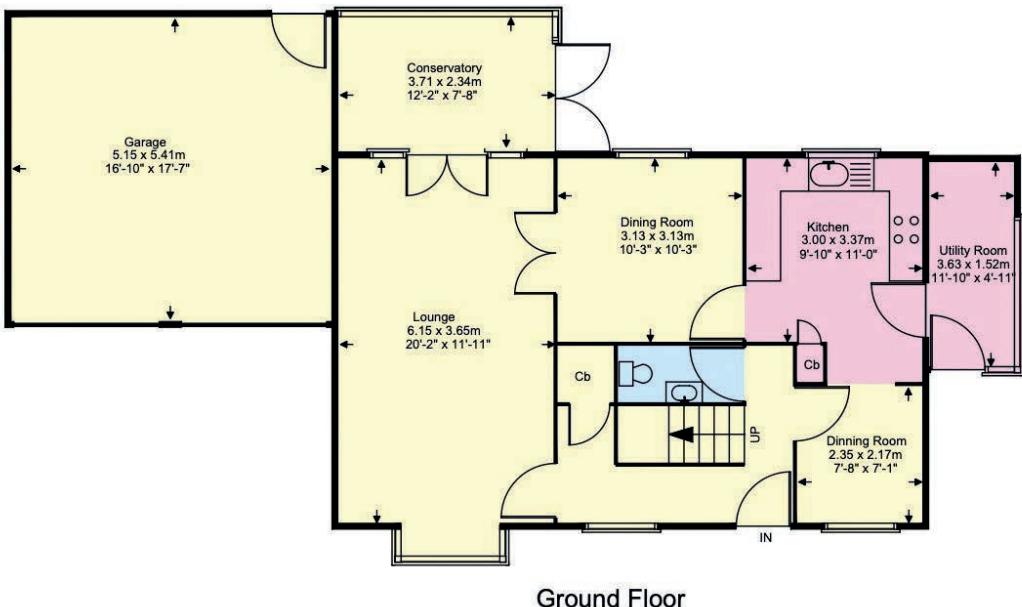
Longborough is a pretty village, nestling between the towns of Moreton-in-Marsh and Stow-on-the-Wold, and enjoys far reaching views out across the Evenlode valley. The houses within the village are made predominantly of Cotswold stone, and any new development has been sympathetically constructed to ensure that the charm of the parish remains in place.

Directions

When entering Longborough from the A429 turn left opposite the village shop onto the High Street. Proceed along the High Street for a short distance before turning right into Orchard Rise. Continue to the end of the cul-de-sac and the property can be found at the far end on the right hand side.



Approximate Gross Internal Area = 135.75 sq m / 1461 sq ft
 Garage = 27.86 sq m / 299 sq ft
 Total = 163.61 sq m / 1760 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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