

established 200 years

Taylor & Fletcher



Juniper Cottage, 2 Saxons Close
Rouses Lane, Filkins, Gloucestershire, GL7 3JD
Guide Price £475,000





Juniper Cottage, 2 Saxons Close

Rouses Lane, Filkins, Gloucestershire, GL7 3JD

A charming and well presented Grade II Listed three bedroom terraced cottage with private garden and off road parking for multiple cars located in a peaceful position within the heart of this popular village between Burford and Lechlade.



LOCATION

Juniper Cottage, 2 Saxons Close is situated in the heart of the sought after village of Filkins. The village lies on the Gloucestershire / Oxfordshire border, close to Lechlade (3 miles) and Burford (5 miles), two historic market towns in the Cotswolds. Both provide excellent amenities. Filkins has a popular public house, The Five Alls. There is also an outdoor swimming pool, which is managed by the Filkins Swimming Club and is open from May to September. Other amenities include a village shop, post office and bowls club. A large 18th Century barn is the premises of Cotswold Woollen Weavers. Filkins has a theatre club, whilst the former village school is now a pre-school nursery. There is a Church of England parish church of Saint Peter.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

The area's larger commercial centres of Witney (10 miles), Cirencester (16 miles), Oxford (24 miles) and Cheltenham (27 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (14 miles), Swindon (18 miles), Kemble (20 miles) and to London Marylebone (70 minutes) at Oxford Parkway (23 miles) and a comprehensive local bus network.

DESCRIPTION

Juniper Cottage, 2 Saxons Close is a charming and well presented Grade II Listed terraced cottage.

The property comprises an entrance hall, cloakroom, sitting room and kitchen - dining room downstairs. There is the master bedroom with en suite shower room, two guest bedrooms and a family bathroom upstairs. There is the principal west facing garden with ample off road parking to the front and some further garden to the rear of the cottage. The property has been a successful rental for the past few years with an established lettings income. It therefore represents an excellent investment opportunity.

Approach

Paved pathway with covered archway leading to timber framed front door with glazed insert panels to:

Entrance Hall

Below stairs storage cupboard. Wood effect tiled flooring. Single glazed windows to the rear elevation. Secondary glazing. Timber framed door to:

Cloakroom

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and cupboards below. Chrome heated towel rail. Tiled flooring. Single glazed window to the rear elevation. Secondary glazing. From the entrance hall, timber framed door to:

Sitting Room

Recessed fireplace with wood burning stove and hearth. Single glazed windows to the front elevation. Secondary glazing. From the entrance hall, timber framed door to:

Kitchen - Dining Room

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. 1½ bowl sink unit with mixer tap. Zanussi electric oven and grill. Refrigerator and freezer. Dishwasher. Central island with four ring Zanussi electric hob with extractor above and range of drawers below. Tiled flooring. Recessed ceiling spotlighting. Single glazed windows to the front and rear elevations. Secondary glazing to the rear elevation. Timber framed stable door providing direct access into the rear garden. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to storage cupboard. Timber framed door to:

Master Bedroom

Range of built-in wardrobes. Single glazed windows to the front elevation. Secondary glazing. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboard below. Walk-in shower cubicle with overhead shower. Chrome heated towel rail. Part tiled walls. Recessed ceiling spotlighting. Wood effect tiled flooring. Single glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobe. Hatch to loft roof space. Single glazed windows to the front elevation. Secondary glazing. From the first floor landing, timber framed door to:

Bedroom 3

Single glazed windows to the rear elevation. Secondary glazing. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboard below. Bath with shower attachment. Chrome heated towel rail. Tiled walls. Recessed ceiling spotlighting. Tiled flooring. Single glazed window to the rear elevation.

OUTSIDE

Juniper Cottage, 2 Saxons Close has a principal west facing garden located to the front of the cottage. There is an area of paved patio adjacent to the cottage leading to an area of gravelled driveway enabling off road parking for multiple cars bordered by hedging. There is a rear east facing garden that is mainly laid to lawn with some area of paved patio facilitating outside dining and entertaining with timber garden sheds bordered by Cotswold stone walling and hedging. There is a covered shared passageway and archway enabling access to the cottage with timber framed log store.

SERVICES

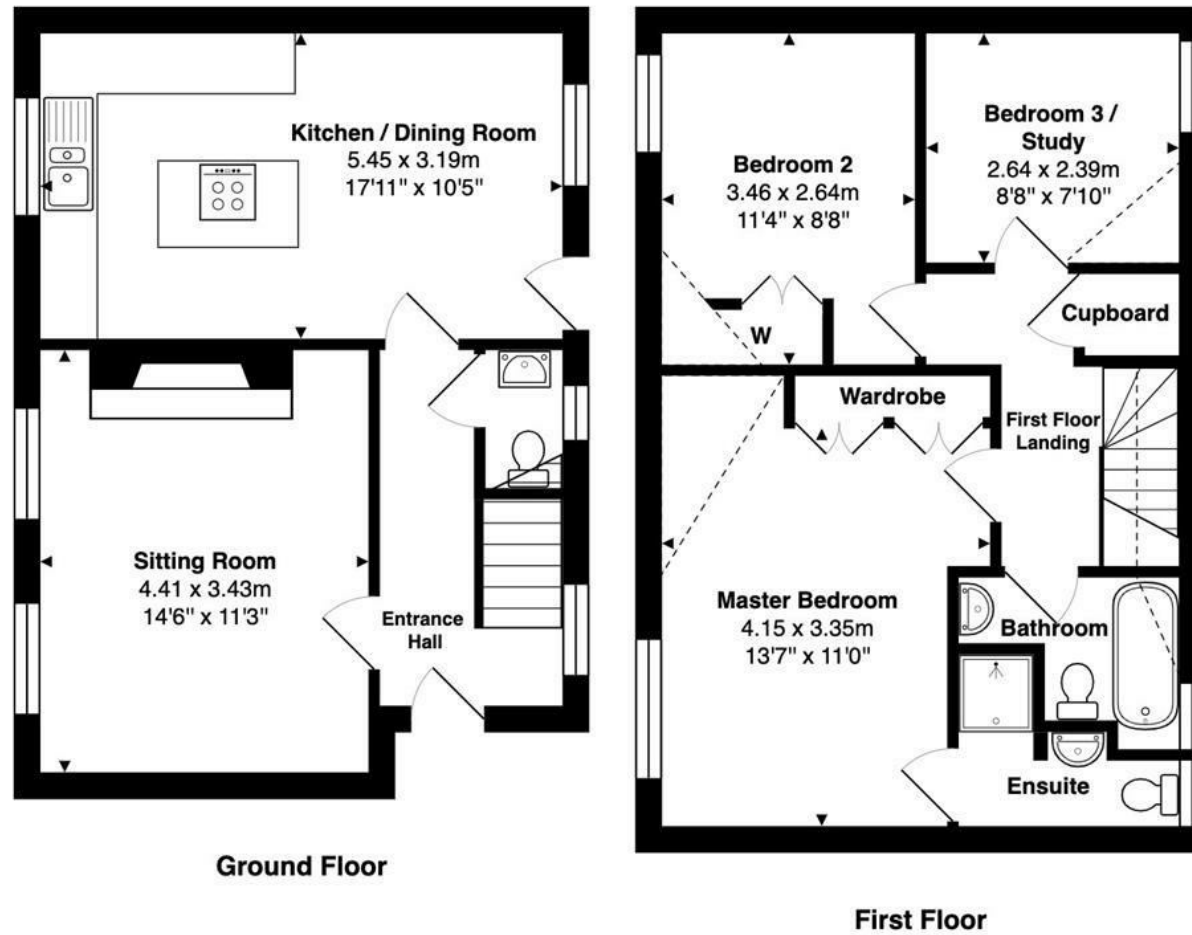
Mains electricity, water and drainage.

Mains gas central heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2025 / 2026 £2144.96



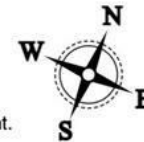


Approximate Gross Internal Area

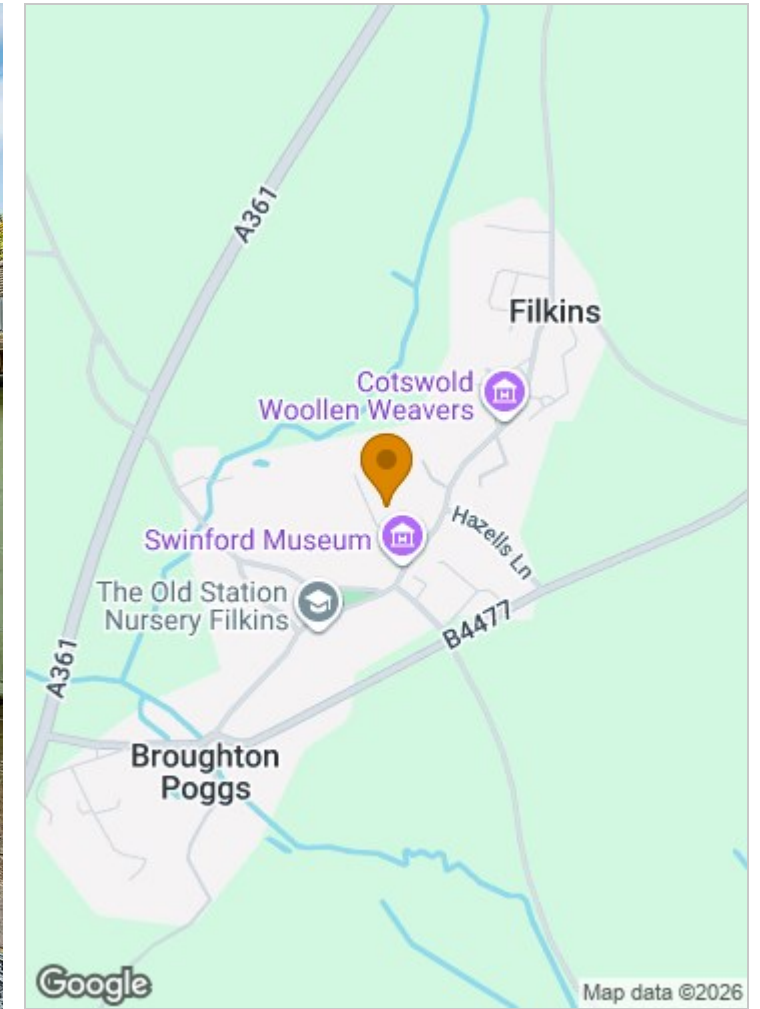
Total 85.3 m² / 918 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk



Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	