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Aston Magna, Moreton-In-Marsh, GL56 9QQ

Guide Price £450,000



Unexpectedly back on the market

A charming and beautifully presented Cotswold stone cottage retaining considerable character with a good sized mature garden set in a popular village

LOCATION

The Cottage is set in the small hamlet of Aston Magna, a short distance from the popular villages of Paxford and Blockley. Blockley is an attractive village with a good range of facilities including the Parish Church of St. Peter and St. Paul, a local shop comprising a grocer, newsagent, post office, off-licence and café. Blockley has two public houses; The Crown Inn Hotel and The Great Western Arms. There is a primary school and a sports and social club. The village is surrounded by the undulating Cotswold countryside and close to the villages of Chipping Campden, Broad Campden, Bourton-on-the-Hill and Longborough, the latter of which has a privately owned Opera House with a season between May and August.

DESCRIPTION

Medius Cottage comprises a charming mid-terraced Cotswold stone cottage set back from the village lane, with a good sized and mature landscaped garden to the rear. On the ground floor there is an interconnecting sitting room and dining room, with french doors out to the rear garden and a fitted kitchen with utility. On the first floor there is an impressive vaulted principal bedroom with picture windows out overlooking the rear garden, a second bedroom and a well fitted bathroom. Stairs rise to a second floor study/occasional bedroom 3. The cottage has been extensively refurbished during the current ownership and retains considerable character with some superb Oak floors, shutters and doors and considerable attention to the retention and enhancement of the period elements. The garden is a particular feature with a terraced seating area to the rear of the cottage, and with some excellent structural

planting throughout. To the far end is a lean-to open fronted outbuilding.

Approach

Solid timber front door with leaded light insert and outside light to;

Sitting Room

With quarry tiled floor and steps up to main sitting room. Heavily beamed ceiling, oak mullion window with double glazed leaded light casement. Open fireplace with Cotswold stone surround and hearth and a timber bressummer over. Electric night storage heater. Stairs rising to first floor and oak door to cloaks cupboard. Part exposed stone walls. Step up and archway through to the;

Dining Room

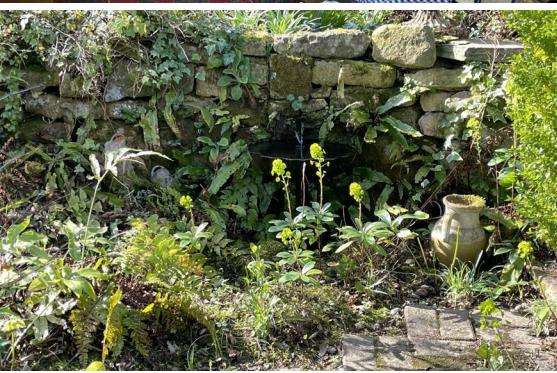
With continuation of the quarry tiled floor and wide double glazed French door leading out to the rear garden. Open fireplace with cast iron oven, brick bressummer over and exposed stone walls. Beamed ceiling. Solid timber door interconnecting through to the;

Kitchen

Fitted kitchen comprising oak edged worktop with 1 and a $\frac{1}{2}$ bowl stainless steel sink unit with mixer tap. Four ring electric hob, range of built-in cupboards and drawers and range of eye level cupboards. Three quarter height unit to one side with oven/grill and display shelving. Priva night storage heater. Oak framed mullion window with double glazed casement overlooking the courtyard and garden beyond. Tiled splashback to worktop.

Archway through to the;





Utility/Larder

With continuation of the quarry tiled floor, space for upright fridge/freezer and space and plumbing for washing machine. Timber edged worktop and range of shelving. From the sitting room, timber staircase with handrail and balustrade rise to the;

First Floor Landing

With oak floor and gallery to second floor. Oak door with oak architraves to;

Bedroom Two

With a range of built-in wardrobe cupboards and shelving. Oak mullion window with double glazed leaded light inserts and oak bespoke shutters, Creda night storage heaters. Continuation of the oak floor and a painted beamed ceiling.

From the landing bespoke edged oak door with oak architraving leads through to the;

Bedroom One

With vaulted ceiling with exposed timber a-frame and purlins. Continuation of the oak floor, oak paneling and display shelf. Three quarter height bespoke double glazed casement window overlooking the rear garden with oak shutters. Creda night storage heater.

From the landing, pair of oak doors lead through to the;

Bathroom

With matching suite of panelled bath with separate shower over and central mixer tap. Wall mounted wash hand basin with bespoke chrome mixer tap, part oak panelled walls and low level WC with built in cistern. Recessed ceiling spotlights.

From the landing, stairs rise to the second floor;

Attic Room/Study

With balustrade over the landing to the first floor. Exposed timber a-frame and purlins and Velux roof lights to rear elevation. Casement window to gable end. Currently used as occasional bedroom/study.

Outside

Medius Cottage is approached from the village street via a path with garden to one side with Magnolia Grandiflora to the side and laid partly to lawn with herbaceous borders. The principal gardens are set to the rear of the house, being landscaped and with a brick paved courtyard area immediately to the rear of the house with

terraced seating area and Cotswold stone retaining walls. A central flight of steps lead up through the garden with herbaceous borders and a range of mature shrubs and plants including Acer. Continuing to a stone path and steps to a further raised seating area with Cotswold stone wall surrounding and continuing via further steps up to the remainder of the garden with herbaceous borders and clipped shrubs and plants to either side. Rising to a water feature with low Cotswold stone wall up to the top garden, being laid mainly to lawn with an open fronted store to the far end with mono pitched roof and separate pedestrian gate. Power and light.

Council Tax

Council Tax band E. Rate Payable for 2022/ 2023: £2,420.19

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk

Services

Mains Electricity, Water and Drainage are connected.

Internet

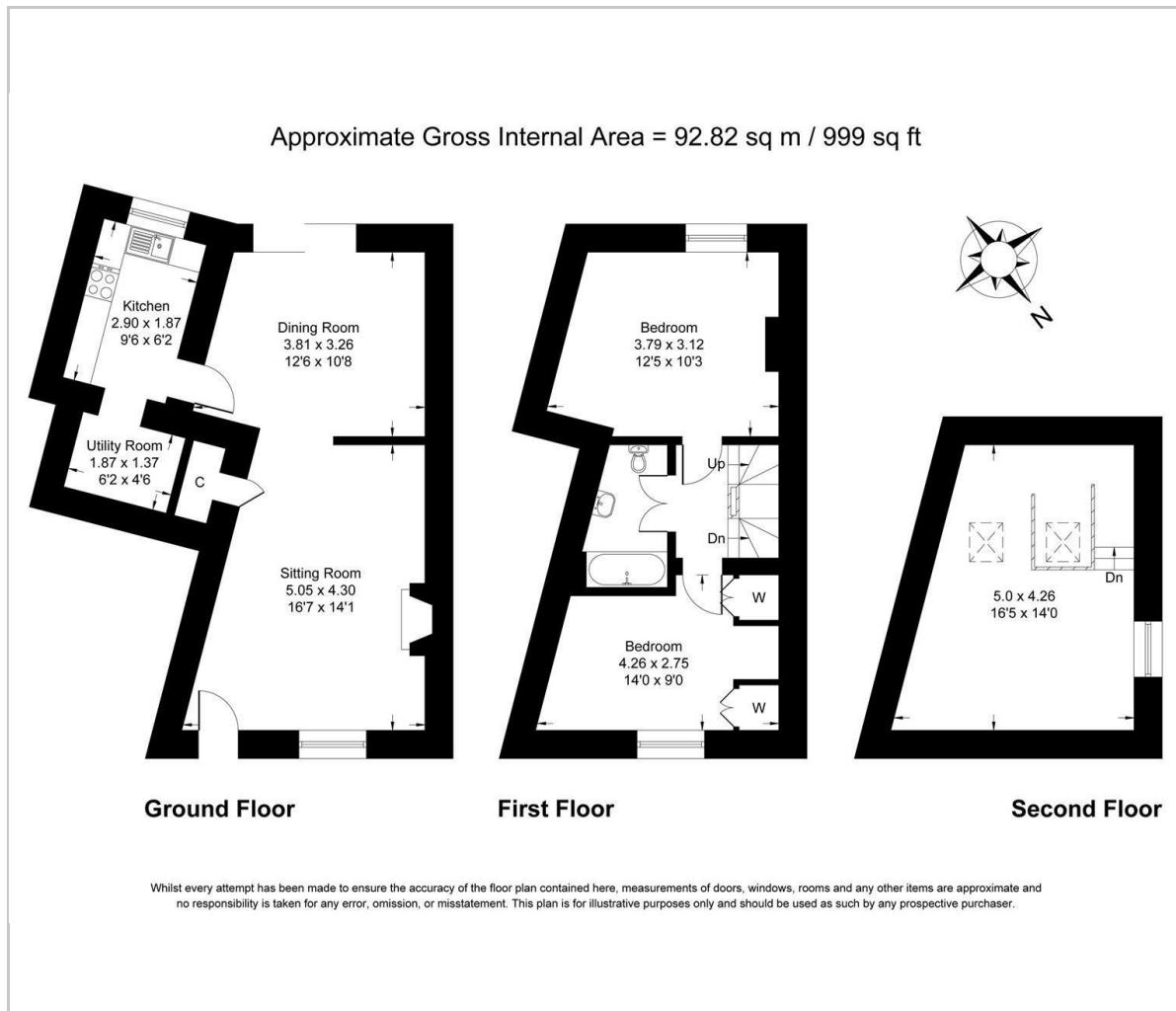
Gigaclear broadband internet connection to the property.

Directions

From Stow take the Fosse Way North to Moreton in Marsh. Proceed through the town and on the Northern edge, take the left hand turn signposted to Batsford. (Just before the railway bridge. Proceed to Batsford (passing the Batsford Village Only sign) and then bear right signposted Aston Magna 1 1/2 miles. Proceed to Aston Magna dropping down the hill in to the village and at the T junction turn left, and Medius cottage will be found immediately on the left hand side.

Distance: Stow-on-the-Wold 7 miles - Moreton-in-Marsh 3 miles.

Floor Plan



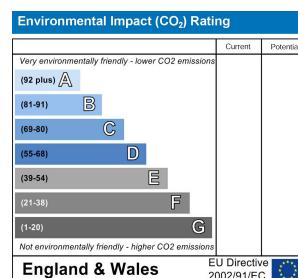
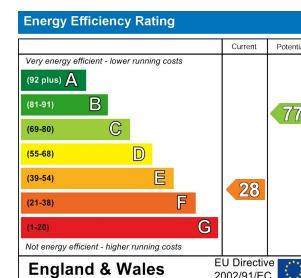
Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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