



# BRYHER COTTAGE

Longborough

Gloucestershire



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*Stow-on-the-Wold 4 miles, Moreton-in-Marsh 3 miles (London Paddington 90 minutes), Banbury 23 miles (London Marylebone 60 minutes), Cheltenham 19 miles, Oxford 35 miles (All times and distances approximate).*

## A beautifully renovated cottage in a quintessential Cotswold village

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Master Bedroom with adjoining Bathroom
- Guest Bedroom with adjoining Shower Room
- Enclosed rear Garden

### DESCRIPTION

This immaculate mid-terraced cottage is located in the heart of the village, with the pub, primary school, village hall and the community run shop all within easy walking distance. Bryher Cottage has been sympathetically renovated throughout by the current owners, whilst at the same time re-designing the layout and installing a high quality modern kitchen and bathrooms. This charming cottage now offers well-appointed living space arranged over two floors with a stunning architect designed engineered oak staircase in the hall. Finished to a high standard with a traditional twist, including exposed natural beams, engineered oak floors with zoned under floor heating on the ground floor, and a Cotswold stone fireplace with a Clearview wood burner in the sitting room. Whilst Bryher Cottage is a perfect main home for a couple it is also ideal as a second home or a holiday let.

### SITUATION

Longborough is a picturesque Cotswold village in an Area of Outstanding Natural Beauty and a Conservation Area. The village stands in an elevated position with glorious views over the surrounding countryside.





There is a public house, parish church, primary school, cricket club, village hall which holds regular classes, community owned village shop with a post office and cafe. The village website is [www.longborough.net](http://www.longborough.net)

Kingham and Moreton in Marsh have railway stations directly to Paddington London. Further local amenities are available at the market towns of Stow-on-the-Wold and Moreton-in-Marsh.

On the door step is a network of footpaths for extensive walking over glorious countryside including the Sezincote Estate. A particularly nice walk is to the popular Horse and Groom pub in the neighbouring village of Bourton-on-the-Hill. Other local attractions include the Longborough Festival Opera, which stages performances throughout the summer months and the Cotswold Food Store and Café selling locally grown organic produce. Batsford Arboretum and the very popular Daylesford Farm Shop and Spa are only a short drive away.



Recreational facilities include theatres at Chipping Norton, Cheltenham and Stratford-upon-Avon; racing at Cheltenham, Warwick, and Stratford-upon-Avon; golf at Burford, Lyneham and Naunton Downs; There are outstanding primary and secondary educational facilities within easy reach.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall** Stunning engineered oak staircase, full height ceiling with exposed beams. Cupboard. **Sitting Room** Handsome Cotswold stone fireplace with a Clearview woodburner and a stone hearth. Glazed rear door to the garden. **Cloakroom** Handbasin, WC and heated towel rail. **Kitchen/Dining Room** A bespoke deVOL fitted kitchen with Silestone work tops, fitted wall and floor cupboards and drawers, incorporating a Range Master set in the old fireplace with a stone lintel above, glazed display cupboards, double butlers styled sink, integrated dishwasher and washer drier. Space for an upright fridge/freezer and a slim wine fridge. Part-tiled walls. Exposed natural beams. Dual aspect with outlook over the rear garden and to lane.

### FIRST FLOOR

**Landing** Exposed beams. **Master Bedroom** Beautiful full height ceiling with exposed 'A' frame beams. High level storage cupboard. View over the lane. Carpet. Adjoining **Bathroom** Bath, circular hand basin, WC and heated towel rail. Attractive travertine stone floor and part-tiled walls. View over the rear garden. **Guest Bedroom** Cupboard with hanging rail. Cupboard housing hot water and pressure cylinders and the gas boiler. Full height ceiling with exposed 'A' frame beams. High level storage cupboard. **Shower Room** Large shower, hand basin, WC and heated towel rail. Exposed beams. View over the garden. Part tiled walls and ceramic tiled floor.

### OUTSIDE

Bryher Cottage is approached just off the elevated tarmac lane with a right of way, which makes it very useful for dropping off shopping. To the front of the cottage are mature flower and shrub beds to both sides of the front door.

The garden is currently laid out on two levels, with a gravelled terrace to the rear of the cottage, which is south-west facing and ideal for outdoor entertaining.

The rear of the cottage has timber lintels over the window and door with a mature wisteria, which looks stunning in the summer. Cotswold stone steps lead up to a lawn with Cotswold stone walls enclosing the flower beds. The garden is enclosed by a stone wall, the rear of a stone barn next door, a beach hedge and lapped wooden fencing. There is scope for improvement.

The property has a pedestrian right of way through the rear garden of Pippin Cottage to the right hand side. Mullion Cottage to the left hand side has a right of way over both these properties gardens.

### SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating. Broadband. 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. All other fixtures and fittings including curtains and garden ornaments are excluded. Some may be available by separate negotiation if required.

### LOCAL AUTHORITY

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

**Council Tax** Band E

### POSTCODE

GL56 0QE

### 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](mailto:stow@butlersherborn.co.uk)

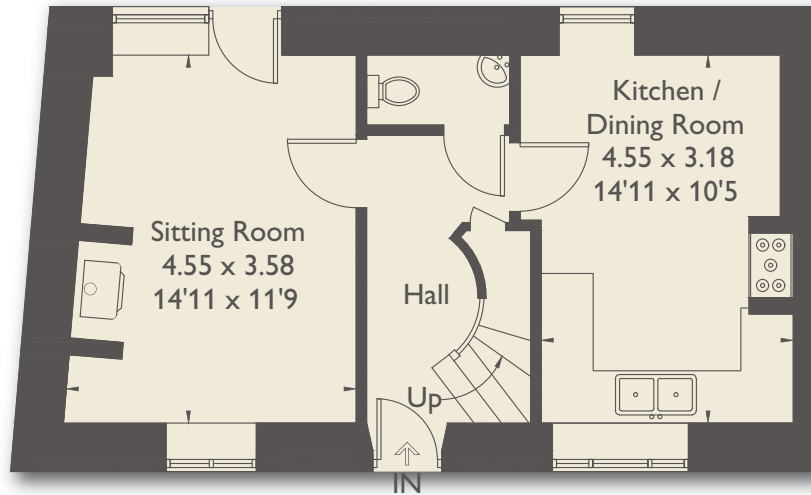




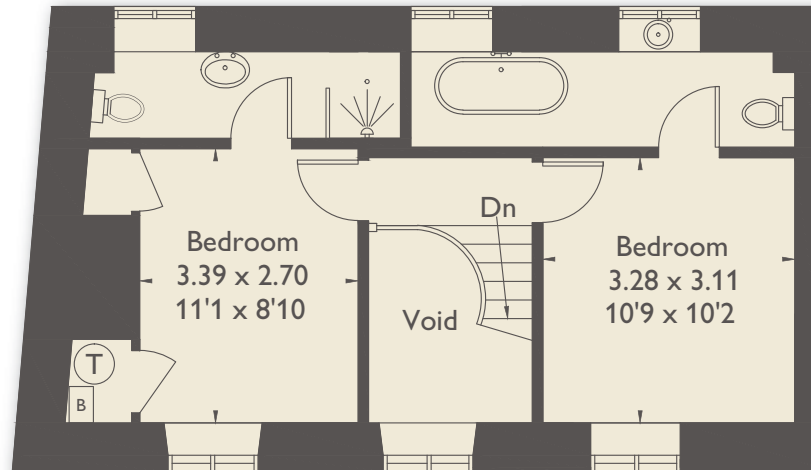
### DIRECTIONS

From Stow-on-the-Wold, take the A424 (Broadway Road) and after approximately 2 miles, take the first turning right signposted to Longborough. Continue down into High Street, pass the telephone box and Bryher Cottage is above the bank of grass on the left handside.

Approximate Gross Internal Area  
80.7 sq m / 869 sq ft



Ground Floor



First Floor

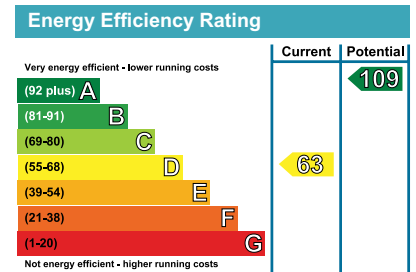


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Drawn in accordance with  
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door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
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