



Gable End  
Kencot

# Gable End

A charming and well-presented three bedroom detached period cottage with a pretty garden, three reception rooms and off road parking.

## Description

Gable End is a pretty three bedroom detached cottage situated in the picturesque village of Kencot. Presented in excellent decorative order, the accommodation is arranged over two floors and offers a wealth of period features.

Approached from the road via a wrought iron gate and a stone path bordered by lavender beds, the front door opens into an entrance hall with downstairs cloakroom and staircase. To the right of the hall is the dining room, featuring a fireplace with an oil burner, window seats and painted wooden beams, as well as an original stone staircase to the first floor. A door leads to the re-fitted kitchen with tiled floor, integrated appliances such as a double oven, fridge, freezer, slim line dishwasher and washer/drier as well as a stable door to the front.

The main living room is to the left of the hall, and again features window seats, painted wooden beams and a further fireplace with a wood burner and the remnants of a second stone staircase. Beyond the living room is a third reception room with fireplace and door to the outside. Currently used as a TV room, it could equally be a study, playroom or even an occasional bedroom.

On the first floor, to the right of the stairs is a double bedroom with built-in wardrobes and a door leading down the original stone staircase to the dining room. To the left is a re-fitted family bathroom, a single bedroom and a further double bedroom, again with built-in wardrobes.

To the outside, the pretty garden has a southerly aspect and is well stocked with mature plants, shrubs and trees. Bordered on one side by a Cotswold stone wall and screened by a hedge, it offers a good deal of privacy.

The cottage also benefits from off street parking situated behind a five bar gate.

- Entrance Hall
- Living Room
- Re-fitted Kitchen
- Dining Room
- Family Room
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Pretty Southerly Facing Garden
- Wood store & garden shed
- Parking

## Situation

Burford 5 miles, Lechlade 5 miles, Cirencester 16 miles, Oxford 23 miles. Inter-city rail services run from Didcot to London (Paddington) 45mins, Swindon to London (Paddington) 60mins, or from Charlbury to London (Paddington) in about 90mins. There are good road communications via the M4 at Swindon (junction 15) about 20mins away and the A40 & M40 (Junction 8) beyond Oxford. (all mileages approximate).

Gable End is situated in the middle of the upspoilt Cotswold village of Kencot, lying on the Gloucestershire/Oxfordshire border. The village lies in a Conservation Area. Kencot is central to both the Cotswold market towns of Burford and Lechlade, providing a good range of everyday shopping facilities. Wider

Butler Sherborn, 2 High Street, Burford Oxon, OX18 4RR

T 01993 822325

E [angus@butlersherborn.co.uk](mailto:angus@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)



amenities are available in the market towns of Witney and Cirencester, together with the commercial centres of Oxford, Swindon and Cheltenham.

## Amenities

The area has an excellent choice of both State & Private schools. Neighbouring Langford offers the nearest Primary School, whilst other State schools can be found in Carterton & Burford. Private Schools include Cokethorpe, St. Hugh's, Ferndale & Pinewood.

There are theatres at Oxford, Chipping Norton, Cheltenham, Stratford-upon-Avon and Bath. Golf at Burford, Witney, Lyneham and Carswell. Racing at Cheltenham, Warwick, Bath and Newbury. Water activities on the River Thames and Cotswold Water Parks.



## Local Authority

West Oxfordshire District Council, Wood Green, Witney,  
Oxfordshire OX28 1NB  
T 01993 702941 [www.westoxon.gov.uk](http://www.westoxon.gov.uk)  
Council Tax: Band E

## Fixtures and Fittings

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

## Services

Mains water and electricity. Septic tank drainage. Oil fired central heating. Telephone (subject to BT regulations).

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## Viewing

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888.  
E [angus@butlersherborn.co.uk](mailto:angus@butlersherborn.co.uk)

## Directions (Postcode GL7 3QX)

From Burford take the A361 towards Lechlade. Shortly after the Cotswold Wildlife Park take the left turn signposted Kencot. Continue on this road until the crossroads where you continue straight over. Continue into the village taking the first right turn, pass the red telephone box and Gable End will be found on the right hand side opposite the small green.

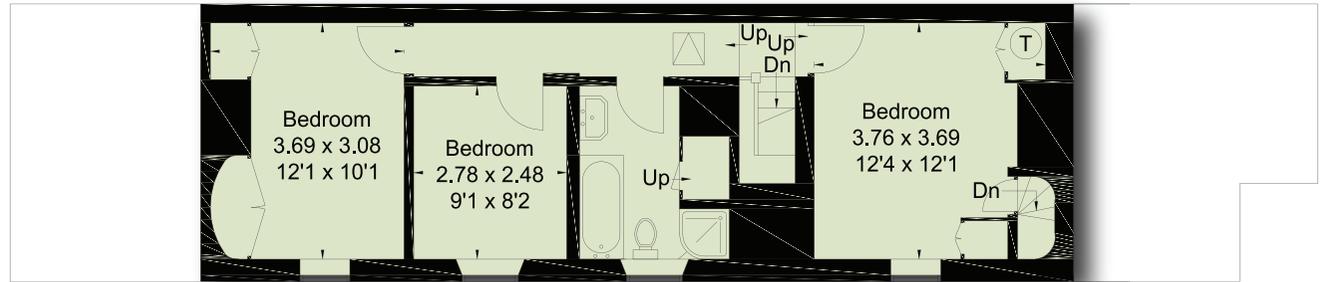


## Disclaimer Notice

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 or 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 nor 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. Photographs taken and particulars written: August 2014



Approximate Gross Internal Area = 122 sq m / 1313 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	27	44
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	