



I PARK VIEW COTTAGES

ICOMB

GLOUCESTERSHIRE

1 Park View Cottages

Icomb Gloucestershire

Stow-on-the-Wold 4 miles, Burford 8 miles, Kingham Station 3 miles, Cheltenham 21 miles, Oxford 28 miles (Junction 8 M40 Motorway)
(All Distances approximate)

A delightful cottage with planning consent to extend in a popular Cotswold village

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- 3 Bedrooms
- Shower Room
- Stone Outbuilding currently used as a utility room and storage
- Front garden and rear courtyard
- Off road parking
- Planning permission to extend

SITUATION & AMENITIES

Icomb is one of the most picturesque and unspoilt villages in the North Cotswolds, designated as a Conservation Area within an Area of Outstanding Natural Beauty. A particularly peaceful village, it lies 4 miles south of the market town of Stow-on-the-Wold.

Stow-on-the-Wold is a well-served town with a wide variety of restaurants and shops for most everyday needs including a Tesco supermarket. Also within close proximity is the now renowned Daylesford Organic Farm shop and Spa. Cheltenham and Oxford are within 30 miles offering more extensive cultural, shopping and leisure amenities. There are also excellent primary and secondary schools in the area.

Communication links are excellent with a regular rail service from Kingham to London via Oxford 1 hour 20 minutes. The M40 (Junction 8) is 28 miles and Heathrow and Birmingham International Airports are 48 miles and 66 miles respectively.



DESCRIPTION

Situated in a peaceful location in this picturesque village, 1 Park View Cottages is a traditional terraced Cotswold stone cottage with a slate roof. The current owners have now created a beautifully presented living space arranged over two floors, complimented by lovely features including an open fireplace in the sitting room, a wood burner in the kitchen, stone flooring and some exposed beams.

To the rear of the cottage is traditional stone outbuilding currently used as a spacious utility room with storage. There is planning permission in place to incorporate this space into the main house if required.

Outside the main garden is to the front of the cottage and mainly laid to lawn with steps down to a parking space. To the rear is a courtyard garden.

1 Park View Cottages offers buyers an opportunity to acquire a Cotswold property with enormous charm and potential to extend. This property would appeal to either a young family, holiday let investment or weekend retreat.

ACCOMMODATION

Front door with Lancet window leads into the **Entrance Hall** with red ceramic tiled flooring, Cotswold stone wall with open framed window and archway through to **Kitchen/Dining Room** with a window seat. Wood burning stove. Built in base units with black granite effect worktop and tiled splash-backs. Built in dishwasher, hob and oven with extractor hood above. Wooden door to rear courtyard garden. Seats 4. **Sitting Room** with French doors to the garden. Painted wooden beams and a wood burning stove on a raised Cotswold stone hearth.

On the first floor **Bedroom 1** a single room with an original feature fireplace and built in cupboard **Bedroom 2** a double room with original feature fireplace **Bedroom 3** a double room with window to rear garden. **Shower Room** with WC, hand basin and large shower. Heated towel rail.



OUTSIDE

From the lane is a paved off road parking area, surrounded by a Cotswold Stone wall which also encloses the oil tank. Steps lead up to front garden and paving to the front door. The front garden is laid mainly to lawn with seasonal herbaceous borders and climbers.

The rear garden is a large enclosed courtyard area ideal for outdoor entertaining, with a high curved Cotswold Stone wall to one side and wooden trellis to the other. The stone outbuilding which is light and airy is currently used as a utility/store room with plumbing and heating. It has a stainless steel sink, wall and base units with worktops, an oil fired boiler and space for a washing machine & tumble dryer. Fireplace with painted stone walls.

PLANNING CONSENT

APPLICATION REF: 15/01474/FUL

Granted 16th June 2015 for alterations to the first floor and rear extension on the ground floor. Planning expires 16th June 2018.

FIXTURES & FITTINGS

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

SERVICES

Mains electric, water, with oil fired central heating. No tests as to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council
Trinity Road,
Cirencester
GL7 1PX
Tel 01285 623000

COUNCIL TAX

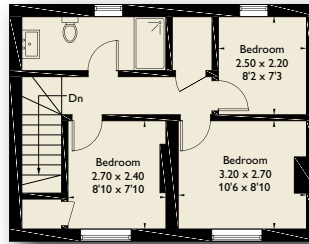
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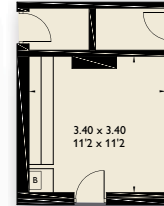


1 Park View Cottages, Icomb

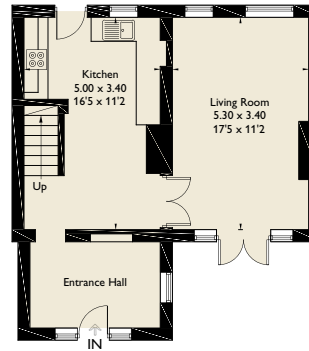
Approximate Gross Internal Area
 Proposed Floor Plan = 119.6 sq m / 1287 sq ft
 Existing Floor Plan = 99.7 sq m / 1073 sq ft



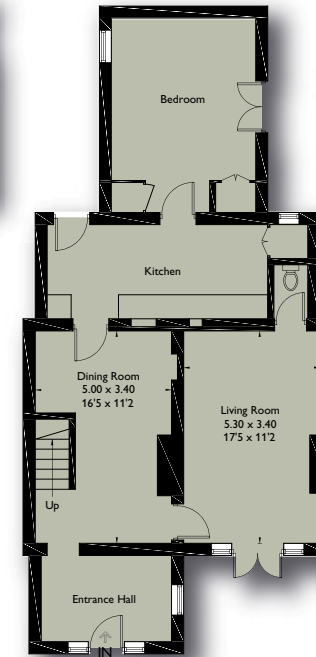
Existing - First Floor



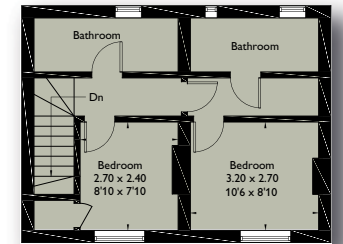
(Not Shown In Actual Location / Orientation)



Existing - Ground Floor



Proposed - Ground Floor



Proposed - First Floor

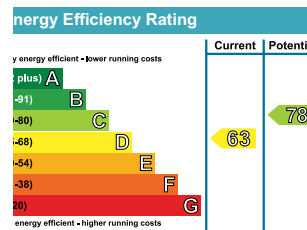


Illustration for identification purposes only. Not to scale
 Ref: 186503

DISCLAIMER

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DIRECTIONS GL54 1JL

From Stow on the wold take the A424 towards Burford. After approximately 2 miles, take the turning on the left signposted Icomb. At the small green take the right hand lane, signposted Icomb Only. 1 Park View can be found, half way down on the left hand side.

VIEWINGS

Strictly by appointment. Butler Sherborn, Stow-on-the-Wold
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