



MOSS COTTAGE, 3 CHURCH LANE
LANGFORD, LECHLADE, GLOUCESTERSHIRE, GL7 3LG

£330,000

Located within this delightful West Oxfordshire village, set away from main roads, lies this charming middle of terrace period cottage.



LOCATION

Langford is nestled away from all main roads on the county border of Oxfordshire and Gloucestershire. The village has a strong community that is complimented by the popular Bell Inn, primary school, parish church, playing fields and village hall. A wider choice of amenities are available in Lechlade c.4 miles or Burford c.7 miles.

THE PROPERTY

Church Lane is a small cul de sac village lane that runs to the rear of the Saxon church of St Matthew. Moss Cottage comprises a middle of terrace early Victorian property located a short walk from the church and neighbouring a working farm. The charming property highlights many characteristics of a Cotswold cottage. The property has been traditionally constructed of mellow natural stone elevations with red brick quoins set beneath a pitched blue slate roof.

Approached via the picket gate set within a Cotswold stone wall, a pathway leads to the front of the cottage. There is a bright and welcoming garden room of Upvc and glazed elevations and tiled floor, a stable door leads into the comfortable sitting room with exposed ceiling beams, dressed stone walls and fireplace housing a wood burning stove. To the rear lies the kitchen, appointed with a selection of base and wall mounted units incorporating hob, eye level oven, dishwasher, inset ceiling lighting and window to rear. Bijou space for breakfast dining, door and window to rear. The ground floor bathroom is extensively tiled and incorporates low level flush wc, wash hand basin and tiled panelled bath with shower over.

To the first floor lies two double bedrooms each with cottage windows enjoying a predominantly southern aspect. The cottage garden features a dry-stone wall with gate leading from the parking area. The garden enjoys a southerly aspect mostly laid to lawns, paved terrace, established planted shrubbery and borders, water supply and lighting. The cottage has parking located upon a gravelled area to the front.

GENERAL INFORMATION

Moss Cottage is freehold offering vacant possession upon completion. It has been placed in Band 'C' for Council Tax purposes. EPC Band 'F'. West Oxfordshire District Council, Witney. Mains electricity and water are connected, electric heating, private drainage.



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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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