

Prospect Cottage, Filkins, Lechlade, Gloucestershire, GL7 3JQ



Wonderful village property • Three bedrooms in the main house • One bedroom annex • Potential Airbnb • Fitted kitchen • Separate dining room • Stunning courtyard garden filled with roses • Off road parking • EPC C

Prospect Cottage,

Filkins, Lechlade, Gloucestershire, GL7 3JQ

Key Features



4
Bedrooms



3
Bathrooms



3
Receptions

About the property

A wonderful semi-detached family home situated in the picturesque village of Filkins. This property is beautifully presented throughout and has the added benefit of a separate, self-contained annex which would be perfect for family members or potential Airbnb.

The accommodation comprises a hall with cloakroom and stairs to the first floor. The kitchen sits to the front and has recently been renovated to include very stylish Shaker style floor and wall mounted units under a wooden work surface. There are a number of integrated appliances such as a dishwasher, washing machine, fridge and double oven. The property has a separate dining room and to the rear, a wonderful sitting room with fireplace, alcove shelving, and doors into the conservatory. This was added by the current owners and provides a wonderful place to rest with a charming outlook over the garden.

On the first floor are three bedrooms, two of which have an array of fitted wardrobes. The master bedroom is incredibly spacious and offers an en suite shower room. The internal accommodation is completed by a family bathroom with separate shower cubicle.

Outside, the west facing rear garden has been beautifully landscaped and is laid to patio with box hedging, roses, fruit trees and borders packed with a variety of shrubs and flowers. A gravelled driveway offers parking for several vehicles in front of the separate one-bedroom annex (formally a stone-built garage). This is exceptionally light and has an open plan kitchen/living space with a double bedroom and en suite shower room. There is a stone shed attached providing additional storage.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband

speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

This charming Cotswold village has a good number of amenities including a village shop, parish church and Methodist chapel, a swimming pool, bowls club and the Swinford rural Museum. There is also an exceptionally good public house (The Five Ails) and the renowned Cotswold Woollen Weavers Centre. There are many activities centred on the village hall, and an annual beer festival.

The village is conveniently placed for access to the larger villages/small towns of Lechlade, Burford and Carterton, and the nearest primary schools are St Christopher's Church of England school in Langford or St Lawrence's Church of England school in Lechlade, both very well regarded.

Directions

From Faringdon, take the A4095 in the direction of Clanfield. Pass through the village of Clanfield and straight on to the B4020, continuing to Alvescot. On leaving Alvescot, take the first left hand turn, signposted to Kencot and Filkins. Stay on this road until reaching the village of Filkins and continue through the village. At the T Junction, turn immediately right and the Five Ails public house will be on the left. Prospect Cottage is the next property on the left after the pub.

What3Words: ///scrub.starch.tries

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

West Oxfordshire District Council

Council Tax Band- D

Our reference

FAR/HD/MS/27032025

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk









Prospect Cottage Filkins, Lechlade, Oxfordshire, GL7

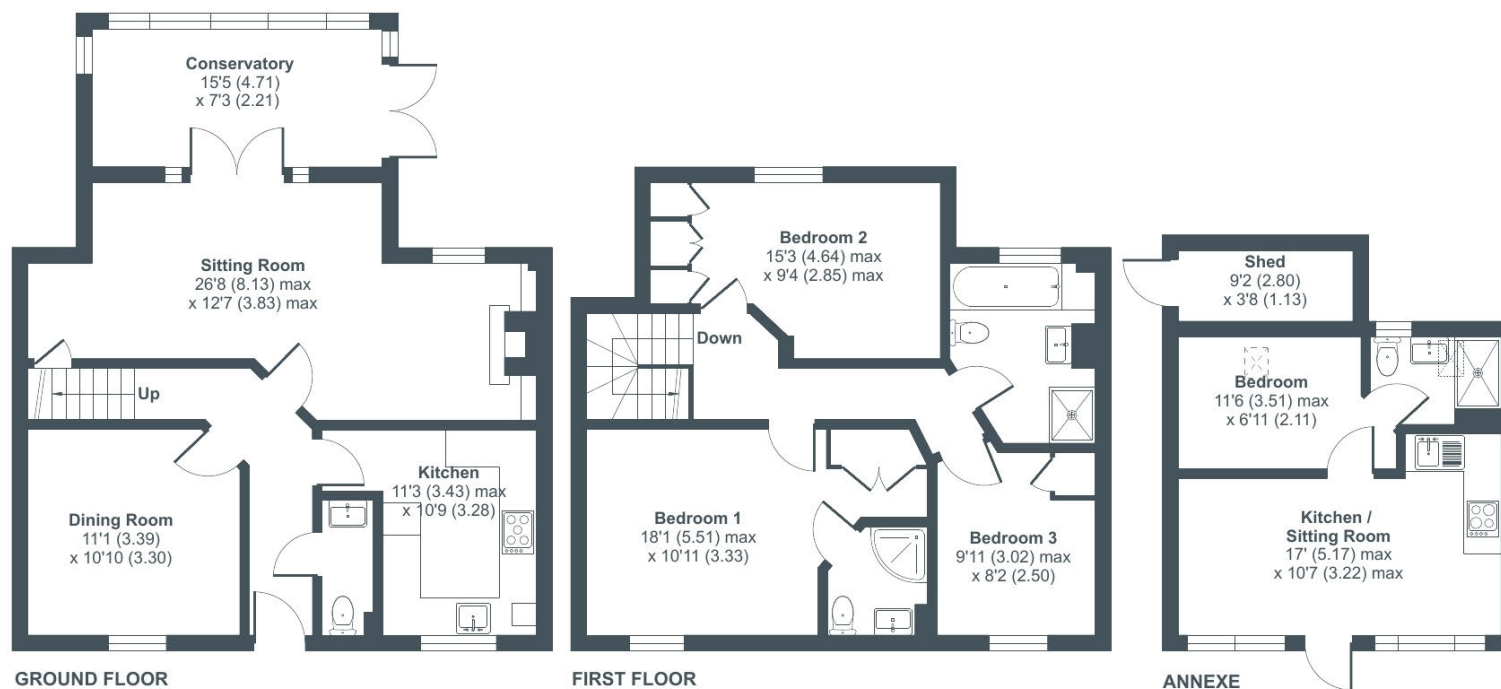
Approximate Area = 1284 sq ft / 119.2 sq m

Annexe = 265 sq ft / 24.6 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 1583 sq ft / 147 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1268210



16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

