

PerryBishop

PROPERTY MADE PERSONAL

Cross Tree Lane, Filkins, Lechlade, Gloucestershire GL7 3JL



Lovely cottage, tucked down a private path • Two bedrooms • High ceilings and beams • Log burning stove • Well stocked garden for interest throughout the year • Beautifully styled and improved by current owner • A real opportunity to buy in this village • No onward chain • EPC E

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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A true gem of a property, tucked away down a short private path. You enter the gate through an arch with pink roses climbing through it, through the beautifully planted garden winding up to the cottage door. The vendor also opened her garden every year for the NGS open gardens.

Once inside, you are welcomed into a large living/dining room. The exposed wooden staircase, lovingly sanded, is a feature all in itself, as well as the large fireplace fitted out with a roaring log burner. The separate kitchen was beautifully designed and holds an array of cupboards and built-in white goods, with all the character features you would wish for such as the Belfast sink. At the other end of the property is the second bedroom which has now been fitted with a French door, letting in even more light and overlooking the wonderful garden.

To the first floor is the main bathroom with a vaulted ceiling and exposed beams, perfectly designed to provide extra

storage around the modern white suite and a large, tiled shelf from the bath to the window. The main bedroom benefits from the same vaulted ceiling and has also had the stone re-exposed, creating a stunning centre piece to have your headboard against. The room also has dual aspect windows, making it wonderfully bright and airy.

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 and Post Office, 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 Alls (thefiveallsfilkins.co.uk), 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 onto 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 take the third turning on the right to Filkins Road. At the T Junction turn immediately right and drive through the village taking the next left into Cross Trees Lane, where the property can be found along a footpath just past the triangle, identified by our 'For Sale' board.

What3Words: /// appointed.planet.spindles

Services & Tenure

The tenure is Freehold. Mains electricity, gas and water are understood to be connected, with drainage to a septic tank.

Local Authority

West Oxfordshire District Council
Council Tax Band D

Our reference

FAR/KB/KF/19022025

We'd love to hear from you

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what the owner said

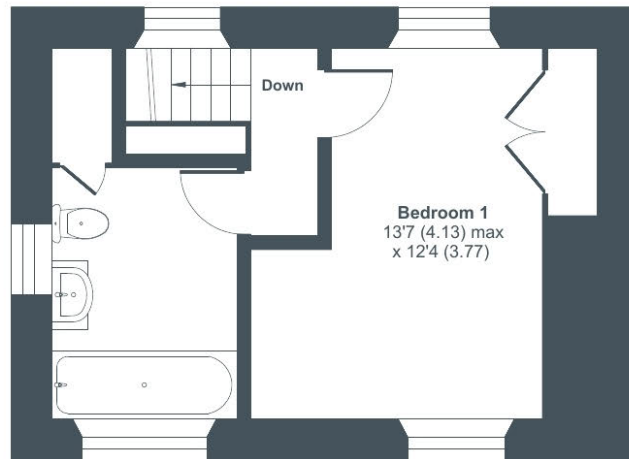
Very beautiful gem of a Cotswold cottage with unusual details throughout. Beautiful well stocked cottage garden. Fantastic village community.



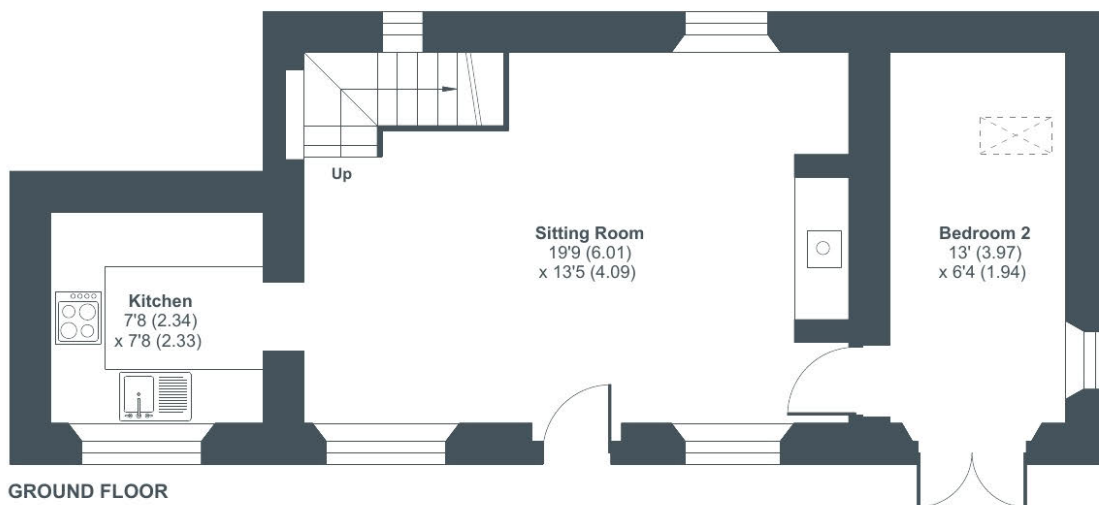
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Approximate Area = 697 sq ft / 64.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1248817

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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.

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