



Post Office Lane, Draycott

Guide Price **£570,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Myrtle Cottage, 3 Post Office Lane

Draycott, Moreton-In-Marsh

A charming 4-bedroom Cotswold stone cottage tucked away on a quiet lane in this delightful Cotswold village. With plenty of original character, the cottage is arranged over three floors and offers ample reception space, a home office, a workshop, a garage, and gardens on three sides. Originally built around 1850 as two cottages, this detached residence now features spacious and surprising light accommodation. The kitchen and breakfast room overlook the rear garden, which is filled with an abundance of wildlife that can be viewed from the windows looking out towards the orchard beyond. The dining hall showcases beautiful beams and exposed stone, with a fireplace housing a gas-effect wood burner. The living room also features beams, exposed stone, and an open fireplace.

From the kitchen, you can access the utility room, which has a door leading to the downstairs WC and shower room, as well as a door to a rear porch that provides access to the garden and garage. On the other side of the kitchen, you will find a garden room, which the current vendors use as their everyday entrance. This leads to a brick-built workshop and home office.





Myrtle Cottage, 3 Post Office Lane

Draycott, Moreton-In-Marsh

On the first floor, two double bedrooms reflect the charming features found downstairs, with the main bedroom boasting built-in wardrobes. The family bathroom is equipped with a freestanding bath. On the second floor, there are two additional bedrooms enjoying views over the village and the countryside beyond; they both have useful eaves storage.

Outside, the mature cottage gardens wrap around three sides of the property, featuring a large, newly laid patio at the rear of the cottage that overlooks the neighbour's orchard opposite. This is a fabulous place to sit and watch the birds and other wildlife go by.

Parking is available in the single garage with an electric roll-top door and on the driveway in front and at the side for 3 cars. The property is located on a no-through lane.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



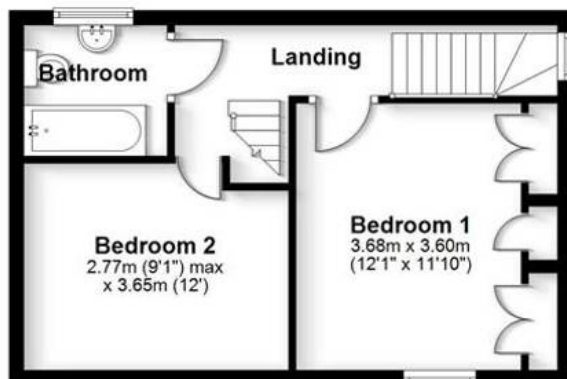
Ground Floor

Approx. 101.2 sq. metres (1089.4 sq. feet)



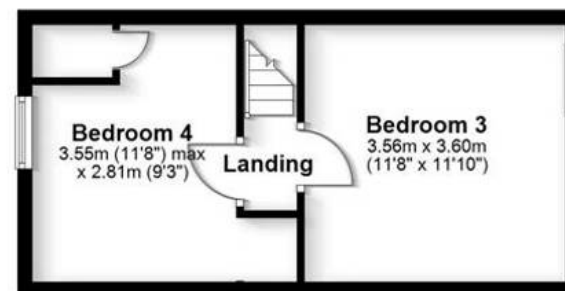
First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Second Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



Total area: approx. 162.4 sq. metres (1747.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kington

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/



Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.