

# The Cobblers Cottage

Region: The South West   Sleeps: 6

## Overview

The Cobblers Cottage holds a fabulous location in the pretty village of Southrop, close to the popular towns of Burford, Lechlade and Fairford. It makes a fantastic base for those wishing to stay-in-style while exploring the wonderful Cotswold region and all that it has to offer.

The cottage has been beautifully modernised, retaining its original features including the beamed ceilings and inglenook fireplace. The neutral colour scheme used throughout helps to give it a sophisticated feel and create a relaxing environment. On the ground floor is the main living accommodation which comprises of a lounge, a cosy snug and a large, fully equipped kitchen and dining room. Also on the ground floor is the first of the double bedrooms as well as a separate shower room. Heading upstairs guests will find the king-size master bedroom, a second double room and a luxurious family bathroom.

Outside, there is a large garden, approximately a 1/4 of an acre in size with manicured green grass for the children to enjoy. There is also a terrace complete with dining facilities, the perfect spot for enjoying your morning cup of coffee or for dining al fresco on a summer's evening.

The owners have won a number of awards for their responsible, ethical and sustainable approach to tourism. The cottage is sustainable due to their "small steps approach", from insulating the properties, installing underfloor heating, LED lighting, purchasing LED lighting, purchasing green electricity to composting and recycling.

([https://www.google.com/url?](https://www.google.com/url?sa=i&url=https%3A%2F%2Fwww.southwesttourismawards.org.uk%2Fresources&psig=AOvVaw2bdCLWBFSqz4LF153bX6it&ust=1650559456590000&source=images&cd=vfe&ved=0CAwQjRqFwoTCODYvaOLO_cFQAAAAAdAAAAABAD)

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## Facilities

Eco Friendly (Sustainable) • Walking/Hiking Paths • Recommended • Walk to Village • Ideal for Kids • Ideal for Teens • Pets on Request • Cots (Cribs) • Modern • Ground Floor Bed & Bath • Cottage • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Decorated for Christmas • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Indoor Games • Tumble Dryer • Dishwasher • Microwave • Electric Car Charger • Working Fireplace/Woodburner • Heating • Board games • Children's books • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Supports the local community (promotes local businesses) • Committed to Renewable and Green Energy • Plastic crockery • Baby bath • Changing mat • Promotes Sustainable Living (Recycling) • Protects and conserves local Heritage • High Chair(s) • Fenced Grounds



# Interior & Grounds

## The Cobblers Cottage

### Ground Floor

- Living room with fireplace and TV
- Snug
- Fully-equipped kitchen with two ovens, hob, microwave, dishwasher, two under counter fridges and a freezer
- Dining room with dining facilities for 6
- Bedroom with double bed and en-suite shower room
- Utility room with washing machine and tumble dryer
- WC
- Cloakroom

### First Floor

- Master bedroom with king-size bed
- Bedroom with double bed
- Family bathroom with freestanding bath

### Exterior Grounds

- Large gardens
- Terraces
- Dining facilities

### Additional Facilities

- Wi-Fi
- Selection of books & board games
- Washing machine
- Iron & board
- Hairdryers in each bedroom
- Travel cot, highchair & stairgate can be provided on request
- 'Tiny Tots' box can be complete with baby-changing mat, baby bath, unbreakable plates, bowls and cutlery
- Parking

### Little Sustainability Gems About the Property

The owners have run a carbon-neutral business since they opened the properties as holiday homes, and already hold a Gold Award with Green Tourism UK. The owners have been recognised for contributing to sustainable, ethical and responsible tourism.



## Location & Local Information

The Cobblers Cottage has a fantastic location in the unspoilt village of Southrop in the beautiful county of Gloucestershire. Conveniently located just a short stroll from your front door is the quintessential English village pub, The Swan, situated on the village green it boasts an excellent restaurant. close by, there is also The Ox Barn Restaurant and Spa run by Thyme, serving a menu that showcases the best of local land and food. The cottages' location makes it a fantastic choice for guests wishing to explore the wonderful Cotswold region, with a wide range of towns and villages near-by just waiting to be discovered, including Burford, Lechlade, Fairford, Cirencester and Cheltenham. For keen shoppers, Bicester Designer Village Outlet Centre is just a thirty minute drive away.

### Local Amenities

Nearest Restaurant	<b>The Swan at Southrop (240m)</b>
Nearest Supermarket	<b>Carterton (9km)</b>
Nearest Town/City	<b>Burford (12km)</b>
Nearest Train Station	<b>Shipton (19km)</b>
Nearest Village	<b>Southrop</b>



## What we love

- The beautiful surrounding countryside is just waiting to be explored, making it the perfect base for keen walkers or cyclists
- The cottage is fantastic for families, it boasts a wide range of child-friendly amenities as well as being close to popular attractions including Cotswold Farm Park and Cotswold Wildlife Park!
- The original cottage is a heritage property dating back to 1670

## What you should know...

- You're more than welcome to bring one dog to The Cobblers Cottage, subject to our terms and conditions. If approved, you and your furry friend can look forward to a special doggy welcome pack waiting for you on arrival.
- A car will be needed in order to reach local amenities and attractions

# Terms & Conditions

- **Security deposit:** £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** One small dog (under 15 kilos and over 1 year old) is welcome on request, and at an additional cost of £45 per stay. Please enquire at time of booking.
- **Changeover day:** All days
- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Strictly NO smokers or smoking at the house. . PLEASE NOTE – a £500 cleaning fee will be charged if you smoke in the house. We would also appreciate it if you did not smoke in the garden of The Cobblers Cottage.
- **Minimum stay:** Please note that there is a 2-night minimum stay, this may be increased across peak dates
- **Heating costs included?:** Yes, The Cobblers Cottage is fitted with oil fired central heating and electricity. There is no gas in the village. Use of fuel is free of charge and in autumn and winter a basket of logs and kindling is supplied and provided free of charge, for the open fire.