



**FOR SALE BY ON-LINE AUCTION THURSDAY 30<sup>th</sup> JULY 2026**  
(UNLESS SOLD PREVIOUSLY)



**KENCOT**  
Oxfordshire

Auction Guide Price £450,000\*

**MOORE ALLEN**  
& INNOCENT

# Laurels, Kencot, Lechlade, Gloucestershire GL7 3QT

A fabulous opportunity to undertake a refurbishment project upon this charming Edwardian stone-built home, set in grounds of about half an acre, positioned within the conservation area of this idyllic village.

## Location

Kencot is a small village of a population of about 100 (2011 census) set within the triangle of Carterton, Lechlade and Burford on the borders of West Oxfordshire and Gloucestershire. The village reflects mainly period cottages and country houses set off a green flanked by the parish church of St George. The village lies within a conservation area. The community is bolstered by the adjoining villages of Broadwell, Langford and Filkins where primary schooling and public houses are on offer. Secondary education is offered at Burford.

Swindon c.17 miles | Cirencester c.17 miles | Oxford c.24 miles | Railway Station Swindon to London Paddington 59 minutes

## The Property

Situated within the conservation area of this idyllic village lies this traditionally constructed detached cottage with outbuilding and gardens. The property extends to 1,575sq ft (146.4 sq m). The layout offers entrance hall, sitting room with fireplace, dining room with fireplace, kitchen and store. First floor provides three double bedrooms and bathroom. Driveway serves the front and side, established gardens with a variety of sheds, established trees. In all, about 0.489 acres (0.197 ha).

## General Information

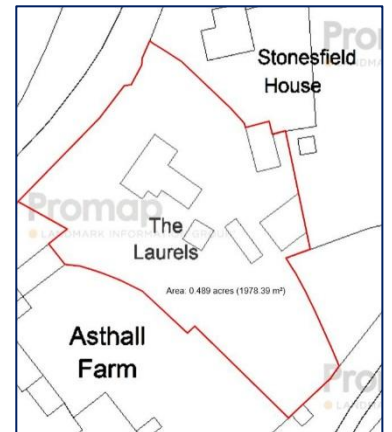
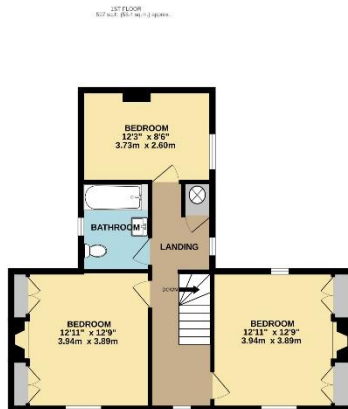
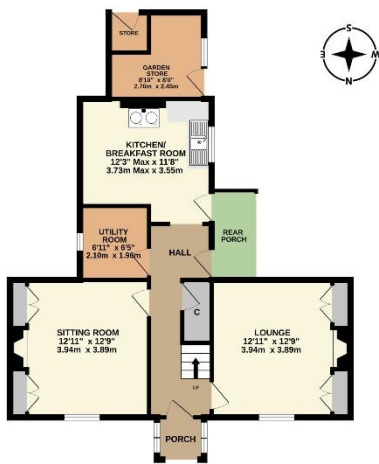
The property is being sold by on-line auction through BTG Eddisons on **Thursday 30<sup>th</sup> July 2026**. Access to a legal pack can be obtained by contacting our Partners BTG Eddisons 0345 646 2288. [www.btgeddisonspropertyauctions.com](http://www.btgeddisonspropertyauctions.com).

The property is connected to mains water and electricity, private drainage. Council Tax Band 'E' 2026/27 charges £2,981.53. Local Authority: West Oxfordshire District Council. EPC Band G (2). Broadband and mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk).

\* **Guide Prices** are provided as an indication of each seller's minimum expectations. They are not necessarily a figure at which a property will sell for and may change at any time prior to the auction. The property is offered subject to a reserve, (a figure at which the auctioneer cannot sell below at the auction) which we expect will be set within the guide range of no more than 10% above a single figure guide. Solicitors: Lee Chadwick, 14 Market Place, Witney, Oxon OX28 6BE (01993) 703272 For the attention of Charlotte Gilkes [CG@lee-chadwick.co.uk](mailto:CG@lee-chadwick.co.uk)  
*Please contact the auctioneers if requiring further advice to buy at auction.*

## Directions

Kencot lies about 5 miles to the north of Lechlade. From the agent's office proceed north on the A361 towards Burford. After about 2.5 miles turn right signpost to Carterton, proceed through the village of Filkins take the third turning right into the village. The Cottage will be seen a short distance along on your right.



TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE OUTBUILDINGS

TOTAL FLOOR AREA: 1575 sq ft. (146.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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