

# Cotswold Cottage

Naunton, Cheltenham





# A Characterful Grade II Listed Period Home in sought after Cotswold village.

Stow-on-the-Wold: 6 miles, Bourton-on-the-Water: 4.5 miles, Moreton-in-Marsh: 10 miles,  
Kingham (trains to London Paddington from 90 minutes): 11 miles, Cheltenham: 12 miles,  
Cirencester: 20 miles, Oxford: 34 miles  
(All distances and times are approximate.)



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## Summary of accommodation

### Main House

**Ground Floor:** Sitting Room | Snug | Dining room | Kitchen/breakfast room

**First Floor:** Three bedrooms | Family bathroom | Study

**Second floor:** Principal bedroom and en suite shower room

### Garden and Grounds

South facing garden | Terrace | Large stone outbuilding







## Situation

Naunton is a particularly desirable village in the North Cotswolds, situated in a peaceful valley around the slopes of the River Windrush. The village offers wonderful views and is conveniently located for good access to Stow-on-the-Wold and Cheltenham.

Naunton has a superb community, a Public House offering good pub food and real ales from the local Donnington Brewery, a village hall with various events organised, Church of St Andrew, village cricket club, and nearby Naunton Downs golf club. Guiting Power, just two miles away and provides a wonderful shop, café, two pubs and the Guiting Montessori nursery. Stow-on-the-Wold and Bourton-on-the-Water provide day to day amenities including a range of pubs and restaurants, shops and supermarkets. Nearby is Daylesford Organic Farm Shop and more comprehensive facilities can be found in Cheltenham, Cirencester and Oxford. Schooling in the area is outstanding including Cold Aston, Temple Guiting, The Cotswold School and many other popular Cheltenham and Oxford schools. Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon, golf courses at Naunton Downs, Broadway and Lyneham, rugby at Gloucester and a large network of footpaths and bridleways for walking and horse riding.









## Cotswold Cottage

A charming and deceptively spacious Grade II Listed period cottage, Cotswold Cottage exudes character and history while offering modern comforts. Originally dating back to the 17th century and formerly serving as the village shop and tailor's premises, this beautiful home has been tastefully renovated and extended to create a truly unique living space. Situated in the picturesque village of Naunton, nestled in a peaceful valley along the River Windrush, this is a rare opportunity to acquire a delightful historic residence in the heart of the Cotswolds.

The entrance hall leads through to a wonderfully bright and comfortable sitting room with Inglenook fireplace, log burning stove, original beams, window seat, and exposed stonework. The property offers underfloor heating and part double glazing for comfort and efficiency. The spacious sitting room leads into a cozy reception space and a playroom/snug and on into the dining room with a Cotswold stone fireplace and oak flooring. The well-appointed kitchen/breakfast room is beyond and features base and wall units, walnut work surfaces, flagstone flooring, and double doors leading to the rear terrace.

To the first floor are three generous bedrooms and a spacious family bathroom and a principal bedroom suite situated on the second floor. To the first floor is also a quirky study room approached from the hallway. As with many Cotswold cottages, which is what makes them so charming, the ceiling heights are varied and for some may be slightly restricted.









## Outside

The gardens are delightful and consist of a south-facing garden with raised beds and a terrace area, perfect for outdoor enjoyment. This is approached through French doors which are easily accessed from the kitchen. The gardens are abundantly stocked with wisteria, lavender and English country garden flowers.

To one end of the garden is a flight of stone steps that lead to a large stone outbuilding with power that subject to any planning and renovation, could become a home office, studio or gym. This exceptional period cottage offers a perfect blend of historic charm and contemporary living, making it a wonderful family home or an idyllic countryside retreat. Viewing is highly recommended to appreciate all that this stunning property has to offer.



## Property Information

**Tenure:** Freehold

**Services:** Oil fired central heating (new boiler in August 2023) Mains drainage, water and electricity.  
Gigaclear broadband

**Local Authority:** Cotswold District Council  
01285 623000

**Council Tax:** Band E

**EPC:** E

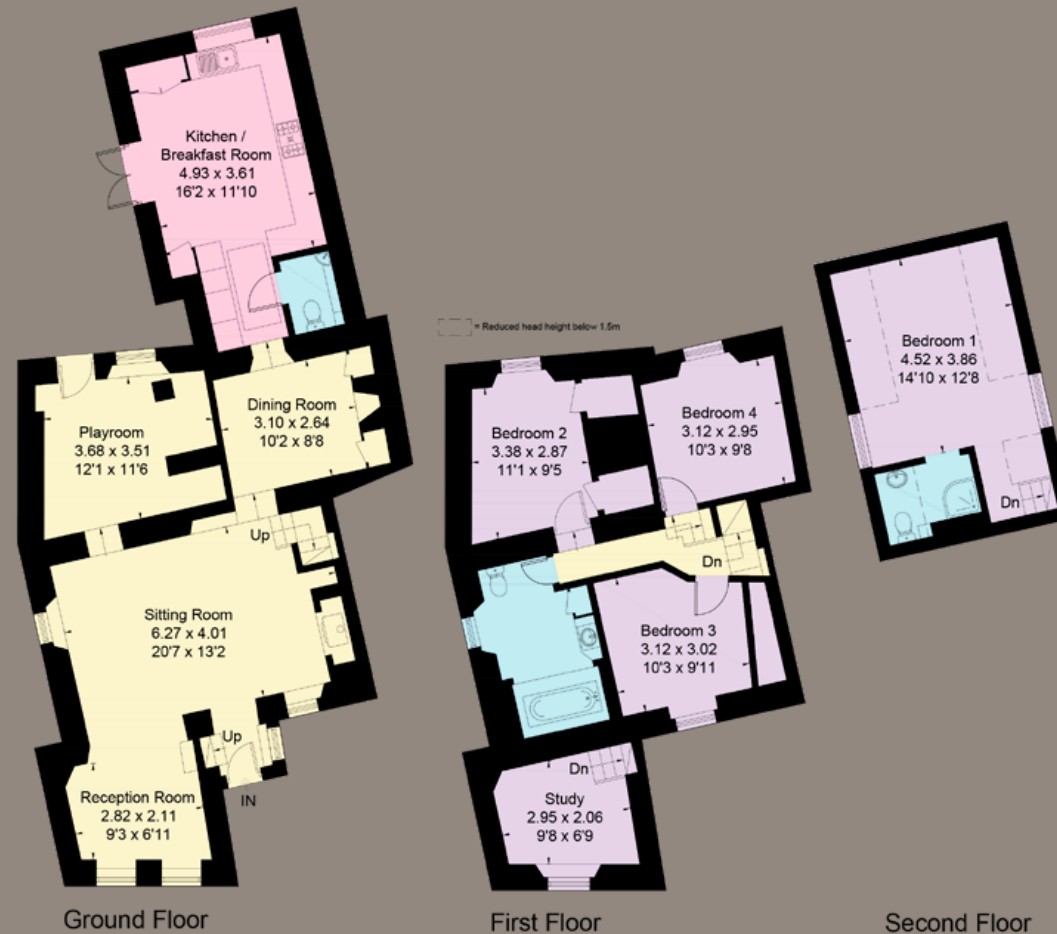
**Postcode:** GL54 3AU

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents,  
Knight Frank LLP.



Approximate Gross Internal Floor Area  
163 sq m / 1,751 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated 2014 and March 2024.

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