

# 2 Glebe Cottages

Hawling, Gloucestershire





# A stunning four bedroom cottage with rural views.

Guiting Power 2.5 miles, Winchcombe 4.5 miles, Bourton-on-the-Water 8 miles, Kingham 15 miles (trains to London Paddington from 76 minutes), Cheltenham 11 miles. (Distances and times approximate).



## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Sitting room | Kitchen breakfast / living room  
Cloakroom | Bedroom with en suite.

**First Floor:** Principal bedroom with en suite | Two further bedrooms | Family bathroom

### Outbuilding

Office with cloakroom | Utility room

### Garden and Grounds

Off road parking | Front Lawn | Landscaped gardens | Terrace





## Situation

2 Glebe Cottages is situated in an elevated position in the beautiful north Cotswold countryside, in the village of Hawling. The property enjoys fabulous countryside views to the front whilst situated in the heart of the village.

Guiting Power is just 2.5 miles and provides a wonderful shop, café, two pubs and the Guiting Montessori nursery. More comprehensive facilities are on hand in nearby Winchcombe and Bourton-on-the-Water with a range of shops, pubs restaurants and supermarkets.

There is renowned schooling in the area including The Cotswold Academy and a number of outstanding village primary schools with private schooling on hand in nearby Cheltenham which is approximately 15 minutes away by car.

Sporting facilities in the area include racing at Cheltenham, a golf course at Naunton Downs, rugby at Gloucester and a large network of footpaths and bridleways for walking and horse riding. The North Cotswolds offers a wealth of sporting and recreational activities. Cheltenham Racecourse hosts the prestigious Cheltenham Gold Cup and other major events, while golfers can enjoy courses at Naunton Downs, Broadway, and Burford. Rugby enthusiasts can catch matches in Gloucester, and the surrounding countryside provides an extensive network of footpaths and bridleways for walking, cycling, and horse riding. Cultural highlights include the Cheltenham Literature Festival, The Big Feastival, and Wilderness Festival, alongside a rich programme of concerts, art exhibitions, and theatre productions throughout the year.





## 2 Glebe Cottages

A beautifully renovated and extended Cotswold cottage, presented in immaculate condition and offered to the market with no onward chain. Tucked away on a quiet lane, the property offers light-filled and spacious accommodation throughout, combining classic charm with modern convenience.

On entering, a generous hallway sets the tone for the rest of the home. The well-proportioned sitting room features a welcoming fireplace, while the heart of the house is the stunning open-plan kitchen/living room. With doors opening onto the landscaped rear garden, this space is perfect for everyday living and entertaining. The ground floor also includes a double bedroom with en suite—ideal for guests or those seeking single-level living.

Upstairs, the principal bedroom benefits from a stylish en suite, alongside a second double bedroom and a third bedroom currently used as a dressing room, also suited for use as a study or single bedroom. A family bathroom completes the first floor.







## Outside

Externally, the property offers off-road parking and a neatly maintained front lawn. To the rear, the garden has been thoughtfully landscaped to create a superb outdoor living space, complete with raised beds, a stone-paved terrace ideal for entertaining, a built-in BBQ, and a garden shed. A versatile outbuilding enhances the offering, incorporating a fully fitted garden office with WC and a separate boot room/utility area with ample built-in storage.

## Property Information

**Tenure:** Freehold

**Right of Way:** Please note that the adjoining neighbour has a pedestrian right of way at the front of the property.

**Services:** Mains water drainage and electricity.

**Local Authority:** Tewkesbury Borough Council.  
Telephone: 01684 295010

**Council Tax:** Band C

**EPC:** E

**Postcode:** GL54 5TA

**What3Words:** ///lecturing.junior.meaty

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

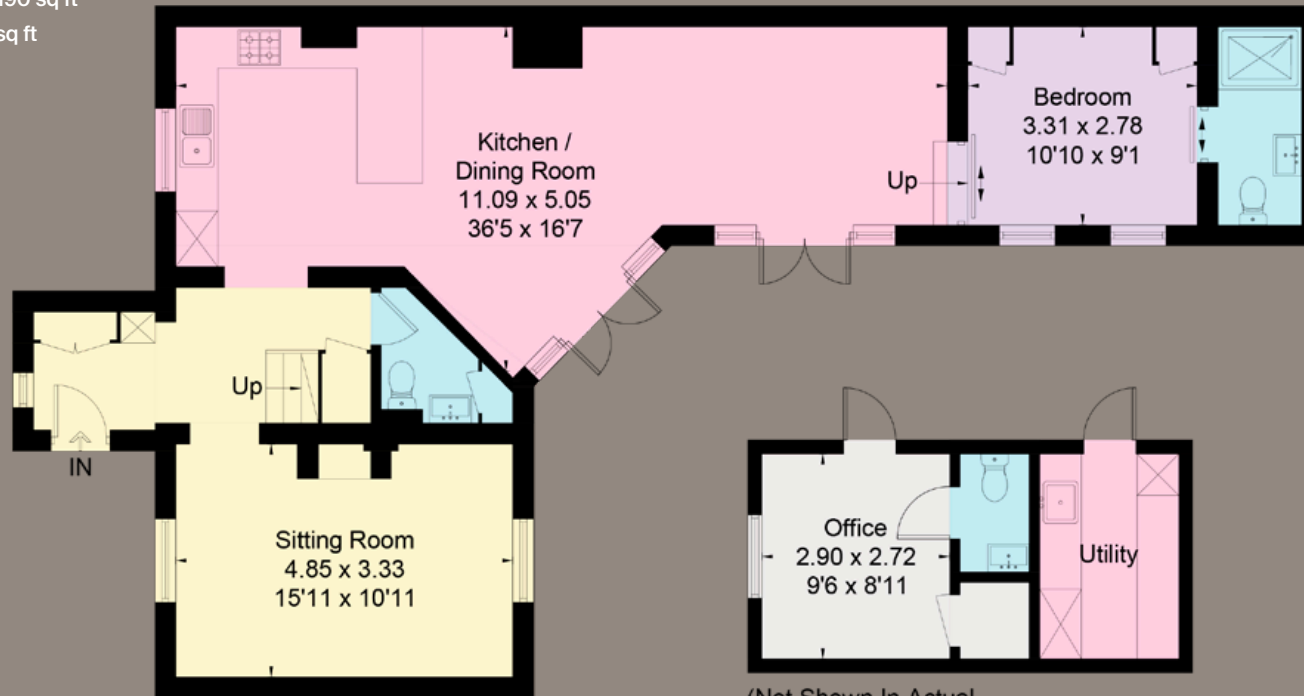


**Approximate Gross Internal Floor Area**

Main House = 129.2 sq m / 1391 sq ft

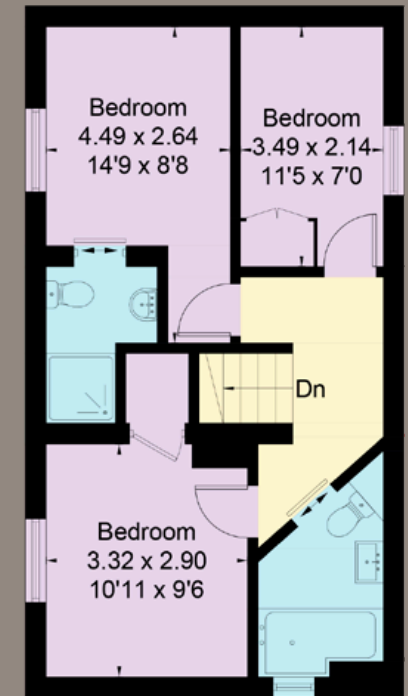
Outbuilding = 17.7 sq m / 190 sq ft

Total = 146.9 sq m / 1581 sq ft



**Ground Floor**

(Not Shown In Actual  
Location / Orientation)



**First Floor**

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.

**Stow-on-the-Wold** I would be delighted to tell you more

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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 April 2025. Photographs and videos dated April 2025.

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