



ASTON LODGE
COLD ASTON, GLOUCESTERSHIRE



A BEAUTIFULLY PRESENTED GRADE II LISTED VILLAGE HOUSE WITH OUTBUILDINGS, TENNIS COURT AND PRETTY GARDENS.

Tucked away in the heart of this sought-after Cotswold village, Aston Lodge, has been lovingly renovated and beautifully presented, blending period character with contemporary style.

			EPC
5	3	5	E

Services: Mains water, electricity and private drainage. Oil fired central heating.
Local authority: Cotswold District Council 01285 623000
EPC: E
Council Tax: Band G
Postcode: GL54 3BN

LOCATION

Cold Aston is considered to be one of the Cotswolds most beautiful villages and a rural parish that has a wonderful community feel due in part, to its excellent amenities that create a living village atmosphere. The village has a lovely Church which holds weekly services, a local village primary school, rated outstanding by Ofsted and a public house, the Plough Inn, that is situated on the village green and is a focal point for the community.

Bourton-on-the-Water provides day to day amenities with a variety of shops, restaurants, a leisure centre and supermarkets with the larger towns of Cheltenham and Cirencester nearby, offering a wider selection of shopping and recreational facilities.

Education is exceptional in the area with The Cotswold Academy and further state, private and grammar schooling available in Cheltenham, Oxford and Kingham.

- Bourton-on-the-Water 3 miles
- Stow-on-the-Wold 6 miles
- Kingham (Paddington from 78 mins) 10 miles
- Cheltenham 14 miles
- Oxford 30 miles
- (Distances and times approximate)



THE PROPERTY

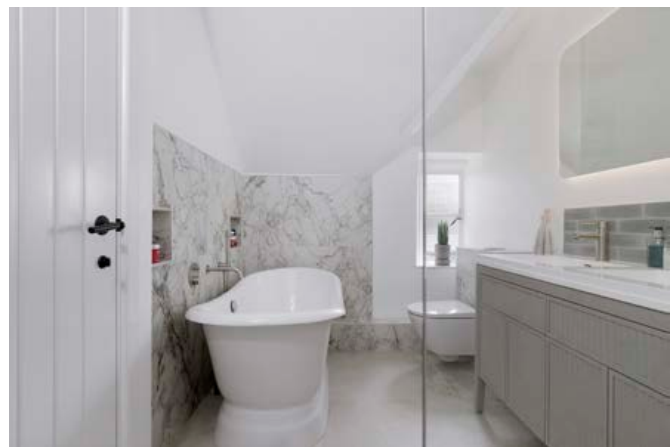
Tucked away in the heart of this sought-after Cotswold village, Aston Lodge, has been lovingly renovated and beautifully presented, blending period character with contemporary style.

From the moment you step through the door, the house feels warm and welcoming. The stunning kitchen and dining room forms the heart of the home – a space made for gathering family and friends, with its generous proportions and views spilling out into the garden. The adjoining sitting room offers a relaxing space to sit with its double-sided log burner a real feature. Beyond, the garden room invites the outdoors in, offering a spot to sit with a morning coffee or to spill out through the glass bi fold doors to the terrace.

The drawing room with its log burning stove provides an elegant retreat, while the cosy snug makes the perfect hideaway on winter evenings or to watch a film. Practicality is well thought through, with a boot room and utility room ensuring everyday living is effortless.

Upstairs, the principal bedroom suite has a dressing area and a luxurious bathroom. Four further bedrooms and two stylish bathrooms mean there is ample space for family and guests, while the study offers a dedicated place to work.





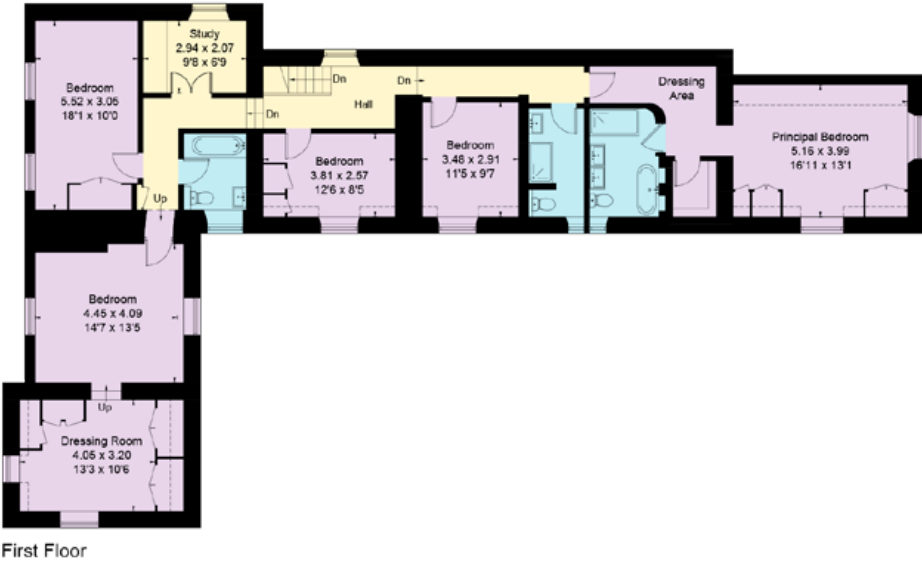
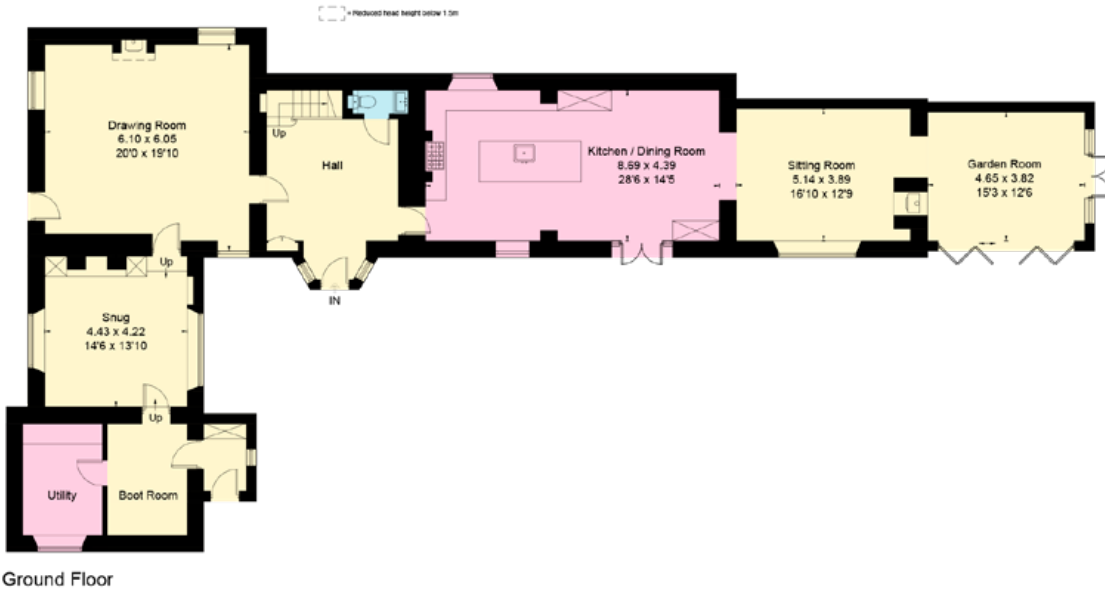


OUTSIDE

The property is approached between Cotswold stone walls with a gravel drive and parking for a number of cars. A range of outbuildings includes a gym, garaging, workshop and stores. The gardens and grounds are pretty with sweeping lawns, herbaceous borders, and places to sit and enjoy al fresco entertaining, all with far-reaching views across rolling countryside. At the edge sits a tennis court tucked discreetly to one side.

This is more than a house – it is a home full of character and comfort, designed for modern family life while cherishing its historic roots.

Approximate Gross Internal Area
Main House = 344.1 sq m / 3,704 sq ft
Outbuilding = 99.0 sq m / 1,066 sq ft
Total = 443.1 sq m / 4,770 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Helen Waddilove
01451 600617
helen.waddilove@knightfrank.com

Stow-on-the-Wold
Brett House, Park Street
Stow-on-the-Wold GL54 1AG

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