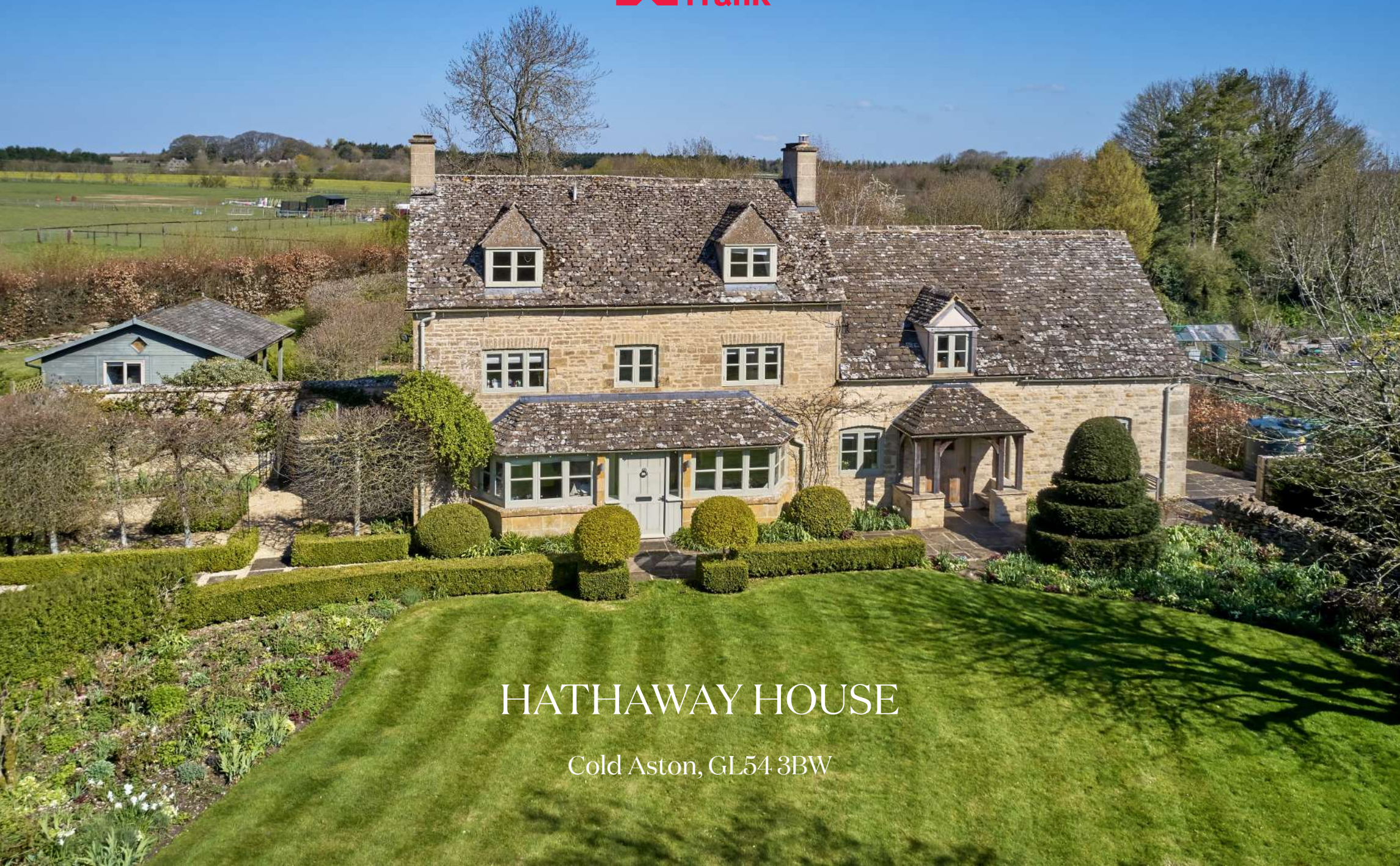




# HATHAWAY HOUSE

Cold Aston, GL54 3BW





# A BEAUTIFUL VILLAGE HOME IN EXCELLENT CONDITION

Hathaway House is an immaculate Cotswold stone home which has undergone extensive renovation and extension with the current owners. This beautiful 4000 sq ft house is located on the edge of the village and sits well within its 1.6 acre plot.

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| EPC                                                                                 |                                                                                     |                                                                                     |     |

Local Authority: Cotswold District Council  
Council Tax band: G  
Tenure: Freehold





## THE PROPERTY

Hathaway House is an immaculate 4,000 sq ft Cotswold stone home, renovated and extended by the current owners. Set on the edge of the village within 1.58 acres, it blends character with contemporary living.

The ground floor includes a sitting room with fireplace, study, playroom/snug, and a striking kitchen living space with vaulted ceiling, integrated appliances, and sliding glazed doors to the garden. A pantry, utility, boot room, and WC complete the layout. Upstairs, the principal suite offers garden and field views, dressing room, and en suite. Three further doubles share a family bathroom, with two additional bedrooms and a WC on the top floor.

Mature gardens with lawns, terraces, stocked borders, and trees surround the house. Two drive entrances provide ample parking and scope for garaging. Outbuildings include a stone wood store, garden studio, and timber barn.







## LOCATION

Cold Aston is a picturesque village in the heart of the Cotswolds in an Area of Outstanding Natural Beauty, offering a highly regarded public house, village hall, primary school and an array of Cotswold stone houses. Nearby Bourton-on-the-Water provides shops, pubs, restaurants, a supermarket and leisure centre, while Northleach offers everyday amenities including grocers, butchers and the renowned Wheatsheaf pub; the larger market towns of Cirencester, Cheltenham and Stow-on-the-Wold provide more extensive facilities. Hathaway House is about 3 miles from the A40 for Oxford and the M40 to London, with Cheltenham 13 miles for the M5 and rail services from Kingham to London Paddington from 78 minutes. There is an excellent choice of schools locally, including the village primary and The Cotswold School, with further options at Cheltenham and Oxford. The area is well known for leisure, with golf at Burford, Broadway and Naunton, racing at Cheltenham and Stratford-upon-Avon, Opera Festivals at Longborough and superb walking and riding in the surrounding countryside.







## OUTSIDE

Outside, mature and well planted gardens wrap around the house with well stocked borders, a range of mature shrubs and trees and large lawned areas. A large terrace off the kitchen is the perfect outdoor dining area. The property has two entrances onto the drive which provides parking for a number of vehicles and offers plenty of space for further development for garaging if required. Outbuildings include a stone wood store, a garden studio and timber barn.







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)



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