

HILLACRES

— COLESBOURNE —



# HILLACRES, COLESBOURNE, CHELTENHAM, GL53 9NS

Hallway • Kitchen • Sitting/ dining room • Cloakroom • Utility  
4 Bedrooms • 2 Bath/ shower rooms • 1 Bedroom annex with en suite  
shower & WC • Gym with sauna and shower room • Home office  
Landscaped gardens • Terrace • Driveway • Private parking

## A fabulous village house in the heart of The Cotswolds

### Description

Hillacres is a beautiful Cotswold home superbly located in Colesbourne close to local amenities. Beautifully renovated, careful thought has been put into creating welcoming spaces adapted to contemporary living with fabulous locally sourced oak, cosy corners, ample storage and underfloor heating throughout.

The kitchen is clearly the heart of the house and a fabulous space in which to entertain family and friends and enjoy informal gatherings. It is well equipped with a super range oven and plenty of worktop space.

The sitting room is the perfect spot for

relaxing with a good book after supper or for watching a family movie on a lazy Sunday afternoon in front of the roaring wood burner. The dining area is great for larger dinner parties.

The ground floor also has a handy cloakroom and a utility room, ideal for muddy wellies and copious amounts of family laundry!

Upstairs comprises the master bedroom with bespoke built-in wardrobes and beautiful views over the gardens. Across the landing are three further bedrooms, each with wonderful attic dens which have been beautifully crafted as

playrooms/reading rooms and relaxing spaces. These could equally be used for further storage. The family bathroom is superbly equipped with a built in TV ideal for wallowing in the bath, and there is a separate shower room with power jet shower across the landing.

Outside, the landscaped gardens, enclosed by a pretty Cotswold stone wall, are predominantly laid to lawn, with vibrant herbaceous borders, fruit trees and elegant beehives. The garden is a true haven of peace and tranquility with various seating areas and the terrace comes into its own for summer BBQs.

Outbuildings consist of a gym, complete with a sauna and shower room; and a one-bedroom annex with en suite shower and WC which provides excellent ancillary accommodation. There is a home office neatly nestled to the side of garden with gigaclear connection.

To the front, the driveway offers private parking.

Although now lapsed, planning permission has previously been granted for a substantial garden room. Ref: L/01281/FUL.

## Location

Hillacres is situated in the pretty village of Colesbourne, home to a garage, post office and shop. Colesbourne Park opens its doors throughout the year to share the beauty of its magnificent gardens and arboretum. The Colesbourne Inn is just down the road for a post exploration pit stop.

Stunning Cowley Manor, offering wonderful spa facilities, is just over a mile away and The Green Dragon pub and farm shop in nearby Cockleford is well stocked with local produce with the gastro pub being a welcoming sight after a long country walk.

Conveniently situated, the property is close to Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes, a handy Waitrose and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in Cirencester, Ullenwood and Charlton Kings; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with a selection of state, grammar and private schools such as Coberley Primary School, North Cerney Primary School, Powells, Deer Park, Rendcomb College, Beaudesert, Westonbirt, Cheltenham Colleges and Dean Close to name but a few.

Communications in the area are excellent with high-speed gigaclear internet and easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



*Cheltenham 7 miles  
Cirencester 9 miles  
Kemble Station 14 miles  
(London Paddington 75 mins)  
Swindon 24 miles  
M4 (Junction 15) 28 miles  
M5 9 miles*

All distances and times are approximate







## General Information

Tenure: Freehold.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Services: Mains water and electricity. Private drainage. LPG gas central heating.

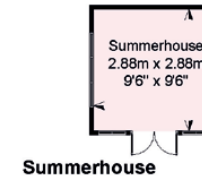
Viewing: Strictly by appointment through Sharvell Property Ltd.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643643. Council Tax Band: E. EPC rating E.

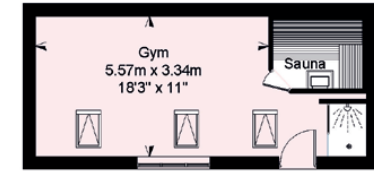


## Hillacres, Colesbourne, Gloucestershire

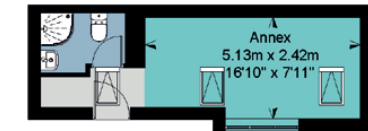
Approximate IPMS2 Floor Area	
House	181 sq metres / 1948 sq feet
Attic Space	47 sq metres / 506 sq feet
Summerhouse	8 sq metres / 86 sq feet
Annex	17 sq metres / 183 sq feet
Gym	26 sq metres / 280 sq feet
<b>Total</b>	
(House Includes Limited Use Area	279 sq metres / 3003 sq feet
(Attic Space Includes Limited Use Area	5 sq metres / 53 sq feet)
(Attic Space Includes Limited Use Area	35 sq metres / 376 sq feet)



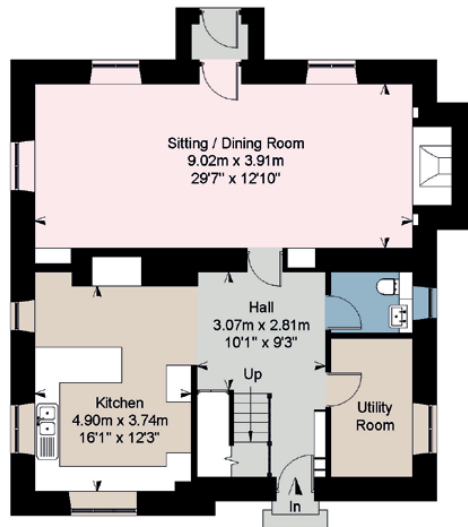
Summerhouse



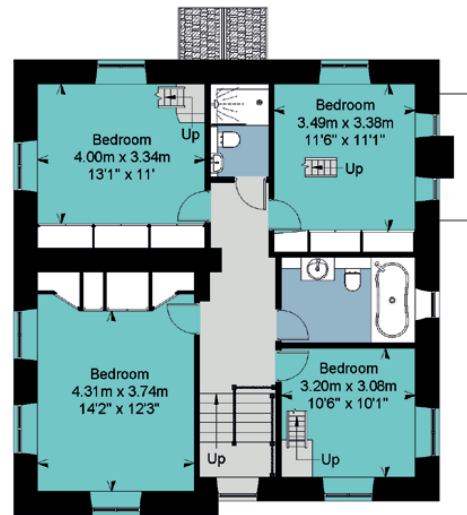
Gym



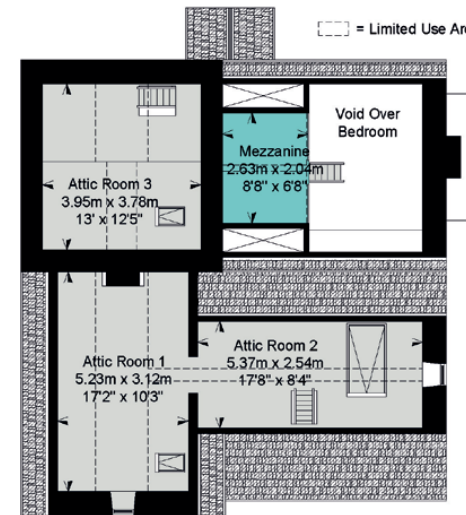
Annex



Ground Floor



First Floor



Attic Space

□ = Limited Use Area

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Not to scale unless specified.  
IPMS = International Property Measurement Standard

Outbuildings  
Not Shown In Actual Location Or Orientation

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