

DONNYWELL COTTAGE

BROCKHAMPTON, GLOUCESTERSHIRE



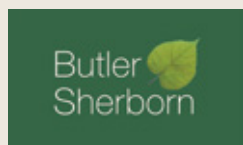
Cheltenham 8 miles, Stow-on-the-Wold 11 miles,
Cirencester 16 miles, Oxford 36 miles, Kingham Station
17 miles (London, Paddington from 76 minutes)
(all times & distances approximate)

A CHARMING COTSWOLD STONE COTTAGE WITH WONDERFUL COUNTRYSIDE VIEWS

Ground Floor: Entrance hall • Sitting room • Snug
Garden room • Kitchen/Family room • Utility/Shower
room

First Floor: Main bedroom with dressing room and
adjoining shower room • One double bedroom with
adjoining shower room • Two further double bedrooms
with family bathroom

Outside: Driveway • Garage • Shed • Gardens to all sides
of the property



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The London Office: 40 St James's Place, London,
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DESCRIPTION

Donnywell Cottage is an attractive, traditional Cotswold stone cottage enjoying excellent southerly and southwesterly views across rural landscapes. The accommodation is presented in a contemporary yet sympathetic style throughout.

Leading through from the oak front door is a spacious entrance hall with original exposed stone wall and engineered oak flooring. To one side is a useful concealed area, currently housing the boiler and with space for coats, along with a shower room with plumbed-in washing machine and space for a tumble dryer. A set of oak steps takes you down into the kitchen / family room ideal for both entertaining and modern family life. There is considerable storage in the kitchen including a range of waist high pan-drawer units topped with granite worktops. Appliances include an integrated dishwasher, 'hide and slide' oven, gas hob and a fridge freezer. Double doors lead out to the western aspect of the garden.



Returning through the entrance hall, access is made to the south facing garden room, as well as the sitting room and snug. Being part of the original cottage, these rooms retain many period features with the benefit of wood burning stoves. Within the old part of the cottage is a family bathroom and two good sized bedrooms that have south facing views out onto the garden and beyond. The master bedroom, which is accessed by a second staircase, has an adjoining shower room and walk-in dressing room, whilst the fourth bedroom also has an adjoining shower room.

OUTSIDE

Donnywell Cottage is approached via a five bar wooden gate leading to a driveway with parking for several cars and a large Cotswold stone garage. The gardens are predominantly laid to lawn with shrubs, a variety of mature trees, raised beds and gravelled areas. Running through the bottom of the garden is the River Colne in its early stages.

On the south facing aspect of the roof are solar PV tiles which generate electricity; the west facing aspect of the roof has thermal solar panels that provide heat to the hot water system.

SITUATION & AMENITIES

Brockhampton is widely sought after as one of the best villages within a 15-minute drive of Cheltenham town. It is situated within the Cotswold Area of Outstanding Natural Beauty, with the River Coln nearby and idyllic country views. St. Andrews Church is in the adjoining village of Sevenhampton and nearby Andoversford offers a village shop, a Post Office, an excellent primary school and a petrol station with a shop and EV charging points. There is also the expanding and popular 'Dunkertons' at Dowdeswell Park on the way to Cheltenham. The surrounding countryside provides a network of footpath and bridleways.

Cheltenham provides extensive shopping, educational and recreational facilities. It has annual festivals for literature, classical music, jazz and science and is renowned for the National Hunt Cheltenham Gold Cup Festival.

The charming market town of Stow-on-the-Wold (11 miles) and Daylesford Organic and Spa (16 miles) are within an easy drive. There are several popular private and state schools in Cheltenham including Pates, Dean Close, St. Edwards, Cheltenham College and Cheltenham Ladies College.

SERVICES

Mains water. LPG boiler supplying underfloor heating. Private drainage. BT broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

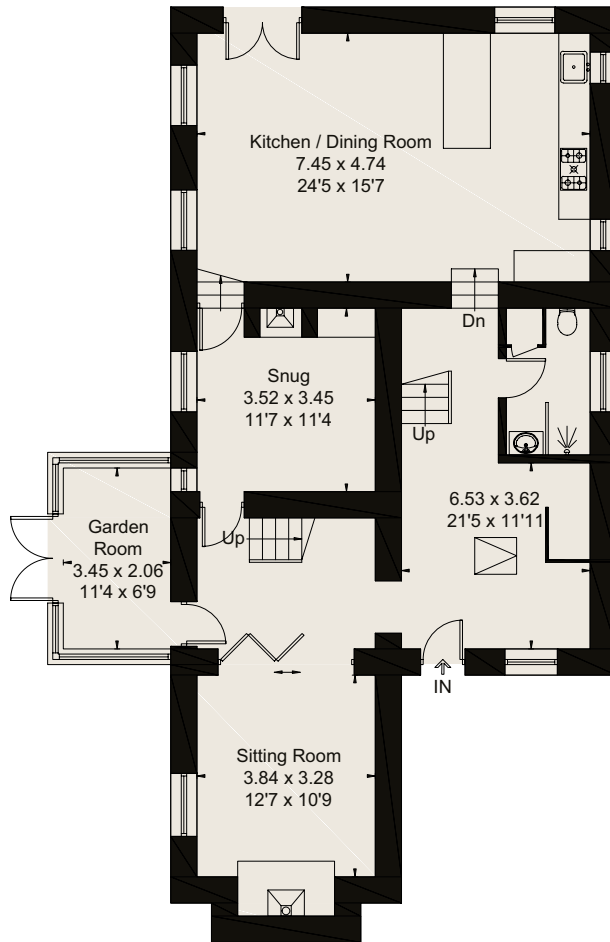
Cotswold District Council, Trinity Road, Cirencester GL7 1PX.
T: 01285 623000 W: cotswold.gov.uk

COUNCIL TAX

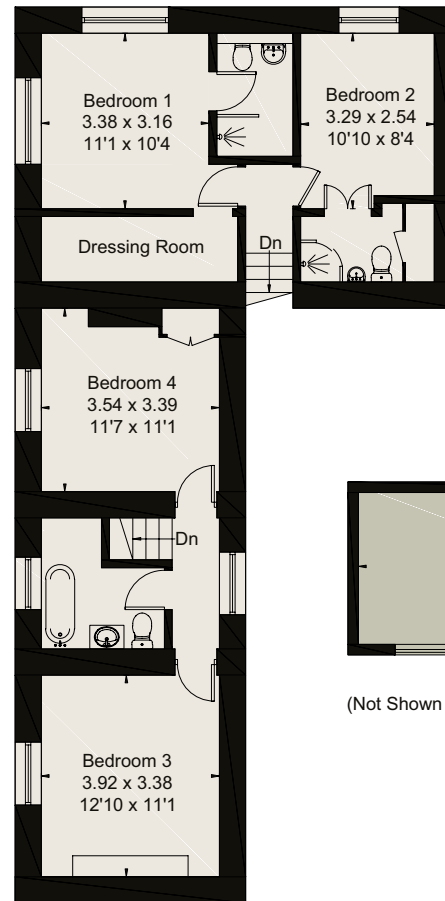
Band E



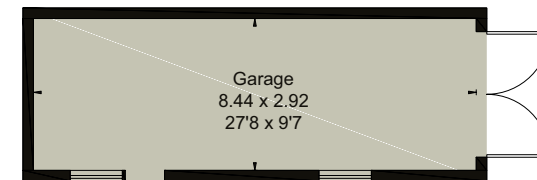
Approximate Area = 188.9 sq m / 2033 sq ft
 Garage = 24.5 sq m / 264 sq ft
 Total = 213.4 sq m / 2297 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL54 5XQ)

From Stow-on-the-Wold, take B4068 for 8 miles. Turn right to Cheltenham on A436. After 1.5 miles, turn right to Brockhampton (by 'Cotswold Trailers'). Drive into the village and pass the grass triangle on your right, take the next left, drive to the end of the lane and Donnywell will be found on the right hand side.

what3words: ///oiled.centrally.logo



DISCLAIMER 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: June 2023 and March 2024. Particulars written: March 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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