

GLEED COTTAGE

1 SUNNY COTTAGES, NAUNTON, GLOUCESTERSHIRE



A Grade II listed two bedroom end of terrace Cotswold cottage situated in the heart of the desirable village of Naunton

Accommodation: Sitting/Dining room • Kitchen
Two bedrooms • Family bathroom

Outside: Courtyard garden • On street parking



Stow-on-the-Wold Office

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The London Office

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DESCRIPTION

Gleed Cottage is a beautiful, Grade II listed traditional Cotswold stone property located in the picturesque village of Naunton. Full of charm and character, the cottage features an open-plan ground floor with exposed oak beams, a flagstone floor, and a large inglenook fireplace with a wood-burning stove. Arranged over two floors, the property offers two double bedrooms and a family bathroom. The cottage's enclosed garden is the front and includes a patio area. Gleed Cottage offers the perfect blend of rustic charm and modern comfort in the heart of the Cotswolds.

SERVICES

Mains water, drainage and electricity. Electric central heating. 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 particulars are included in the sale. Some additional items 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 quasieasements 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. Tel 01285 623000 / www.cotswold.gov.uk

COUNCIL TAX

Band F

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 (GL54 3AD)

Enter the village of Naunton and just before the Black Horse pub on your right-hand side you will find a row of Sunny Cottages, Gleed Cottage is found on the right at the end.

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Pubs

The Black Horse Inn, Naunton 0.1 miles
 The Halfway House, Kington 3.2 miles
 The Farmers Arms Guiting Power 2.1 miles



Schools

Temple Guiting Primary School 4.1 miles
 Stow on the Wold Primary School 5.8 miles
 Cotswold Academy Bourton on the Water 5.0 miles



Train station

Kingham Station 11.0 miles
 Moreton in Marsh Station 9.8 miles



Membership Clubs

Soho Farmhouse 10.5 miles
 Daylesford Organic/Bamford 9.2 miles

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 Sherborn**

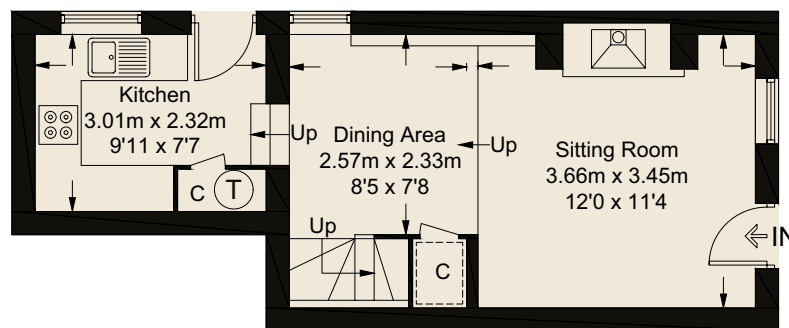
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Gleed Cottage, Naunton, Cheltenham, GL54 3AD

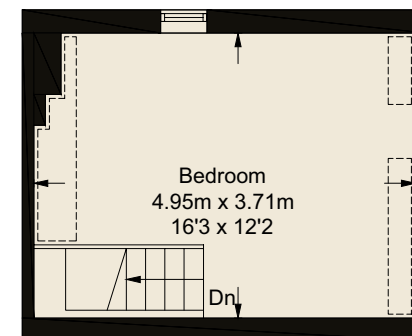
Approximate Gross Internal Area = 69.3 sq m / 745 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1242547)

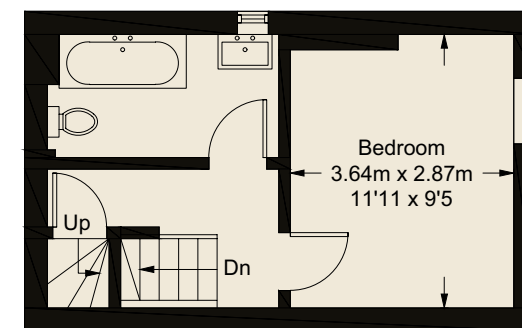
 = Reduced headroom below 1.5m / 5'0"



Ground Floor
 29.5 sq m / 317 sq ft



Second Floor
 18.3 sq m / 197 sq ft



First Floor
 21.5 sq m / 231 sq ft

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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: September 2025. Particulars written: September 2025. Brochure by wordperfectprint.com

