

Holly Cottage, Coln St. Aldwyns, Cirencester





A stunning detached period Cotswold stone cottage in a beautiful village position.

Summary of accommodation

Sitting room | Dining room/garden room | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with en suite bath and shower room

Three further bedrooms | Family bath and shower room

Outside

Parking | Carport | Garden store | Garden

Distances

Hatherop 1 mile | Fairford 3 miles | Cirencester 8 miles

Burford 11 miles | Swindon 16 miles (Paddington 55 minutes)

M4 (J15) 18 miles (All distances and times approximate)



Cirencester

One Market Place

Cirencester

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Situation

Holly Cottage is situated in the sought after village of Coln St. Aldwyns, which is surrounded by some of the most attractive countryside in the Cotswolds. The village has an excellent Post Office/village store, an active church and a renowned Pub/Hotel, The New Inn.

The well-known Hatherop Castle School and Hatherop Primary School are within about a mile of the village. There are further excellent state and private schools within the area.

Fairford is about 3 miles away and has shops which cater for most everyday needs, a doctors' surgery, and a cottage hospital. The nearby market town of Cirencester provides more extensive shopping, recreational and educational facilities, whilst Swindon provides access to the M4 and a mainline railway station. The larger centres of Oxford, Cheltenham and Gloucester are all within easy reach, as is access to the A40 and M40 motorway from Burford.



The Property

Holly Cottage is a well-presented detached period property, which lies within the village conservation area and in an area designated as being of Outstanding Natural Beauty.

Quietly situated along a no-through road, which leads to the village church, we believe the cottage was built in the early 1800s and is constructed of mellow Cotswold stone, with traditional stone tiles to the front roof slope. There is a more recent extension to the rear and planning was previously granted for a further extension to replace the current sunroom.

On the ground floor, a gabled porch leads directly into an excellent sized main reception room, which has a fireplace fitted with a wood-burning stove. The garden room is a lovely light room with double-glazed windows on three aspects and double doors which open onto the garden.

The kitchen is fitted with a range of painted floor and wall cupboards with deep wooden work surfaces and incorporates a range master cooker.

On the first floor there are two double bedrooms, both with south facing windows and built-in wardrobes and two bathrooms, both with baths and separate showers.

On the second floor, there are two further double bedrooms with high vaulted ceilings and windows with lovely views over the village.





Gardens and Grounds

A drive leads through double timber gates, to a gravelled parking area to the rear of the cottage and an oak-framed carport. Adjoining the carport there is a useful Cotswold stone outbuilding with light and power connected.

The garden lies predominantly to the rear of the cottage and a short flight of semi-circular stone steps lead up from the back door to a paved terrace, and a summerhouse.

There is a small but very pretty front garden with well-stocked flower and shrub beds and a path leads through a timber pedestrian gate set between Cotswold stone walls to the front door.



Property information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Oil fired central heating.

Local authority: Cotswold District Council

Council Tax Band: F

EPC: E

Guide Price: £1,395,000

Directions (Postcode: GL7 5AF)

What3Words: ///slimmer.sweeping.processes

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

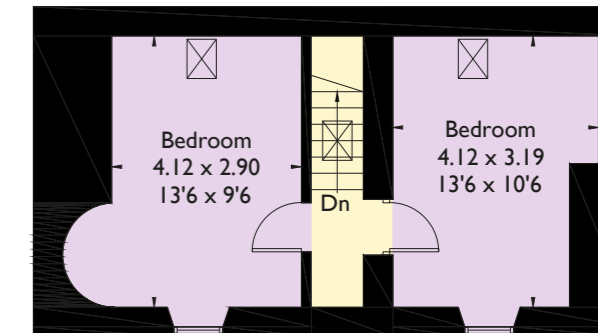


Approximate Gross Internal Floor Area

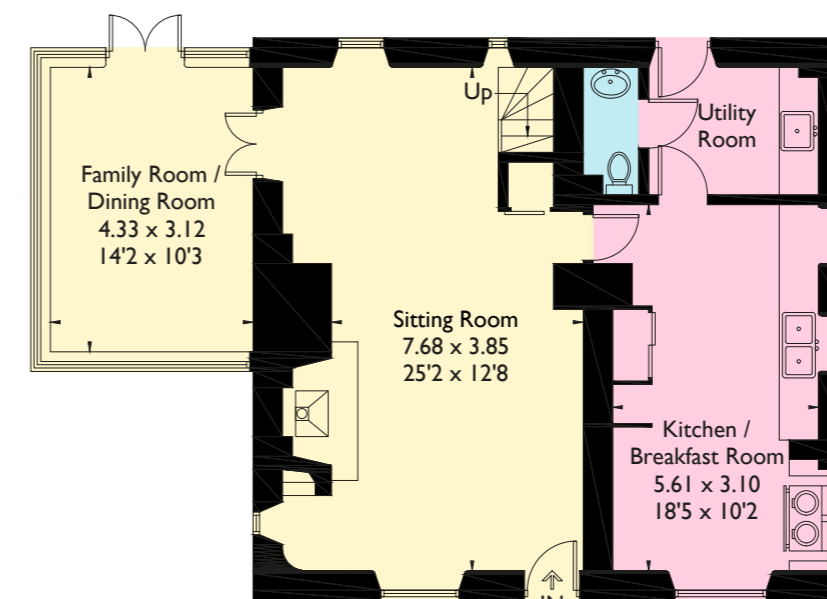
Total: 179 sq m / 1,927 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

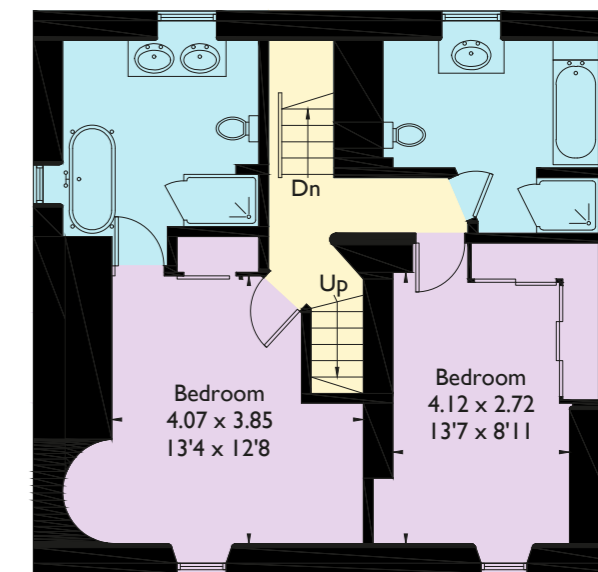
Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



Ground Floor



First Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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