

2 Williamstrip Cottages

Coln St. Aldwyns, Cirencester, Gloucestershire



A charming four bedroom semi-detached cottage with a fantastic garden and rural views. Located on the edge of the desirable village of Coln St. Aldwyns.

Cirencester 11 miles | Kemble Station 16 miles (London Paddington from 70 minutes) | Cheltenham 24 miles | Oxford 27 miles | Heathrow Airport 69 miles. (All distances and times are approximate).



4



2



2

Summary of accommodation

Main House

Ground Floor: Hall | Kitchen/dining room | Sitting room | WC

First Floor: Two bedrooms | Bedroom four/study | Family shower room

Second Floor: Principal bedroom with en suite bathroom | Attic storage

Garden and Grounds

Garden



Situation

(Distances and times are approximate)



Kemble (15 miles) – London Paddington 70 minutes. Chiltern Railways two trains an hour from Oxford Parkway (25 miles) to London Marylebone 75 minutes. Swindon (16 miles).



Hatherop Castle School, Cheltenham College, Cheltenham Ladies' College, St. Edwards College (Oxford), The Dragon, Radley College, Marlborough College.



Bristol and Bath.



Post office village shop Coln St Aldwyns (1 mile). Further amenities in Cirencester (8 miles), Burford (10 miles), Cheltenham (23 miles) and Oxford (28 miles).



The New Inn in Coln St. Aldwyns, The Victoria Inn in Eastleach, The Swan At Southrop, Thyme (Hotel, Restaurant and Spa) in Southrop.



Racing at Cheltenham and Bath. Polo at Cirencester and Westonbirt.



The Property

Two Williamstrip Cottages is a four bedroom cottage on the edge of Coln St Aldwyns.

The property is well presented and offers practical living throughout whilst retaining many period features. There is a cosy sitting room with a wood burner and built-in shelves at the front of the cottage and an open-plan kitchen/dining room at the back that opens on to beautifully landscaped gardens.

On the first floor, there are three double bedrooms, one of which is currently used as a study, and a contemporary shower room. On the second floor is a large bedroom with an en suite bathroom, which can be used as the principal bedroom or guest suite.



Outside

Outside, the garden has been beautifully landscaped and mainly laid to lawn, benefiting from open views of the surrounding countryside. There are mature plants, shrubs, and trees with areas to sit down and relax, as well as an outdoor dining area. A gate leads out to the neighbouring fields, perfect for country walks and exploring the area. There is off street parking on the front drive.

Property Information

Tenure: Freehold

Services: Mains water and electricity.
Oil-fired central heating. Private drainage.

Local Authority: Cotswold

Council Tax: Band E

EPC: E

Guide Price: £875,000

Postcode: GL7 5AU

What3words: ///rashers.wobbling.pines

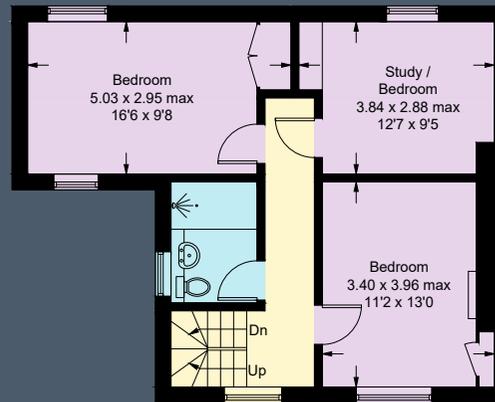
Directions: Coming from Hatherop, turn left on to Coltsmoor Farm Lane, signposted to Dean Farm, then in 150m, take the road to your left, where you'll see a row of cottages.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

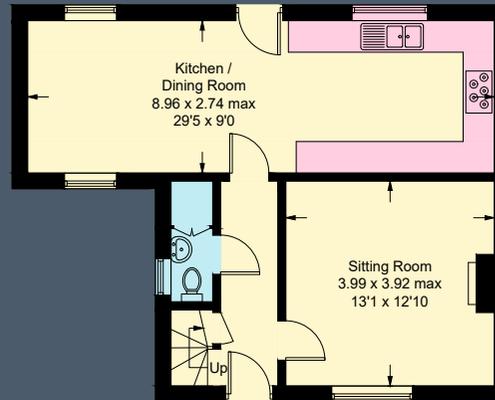


Approximate Gross Internal Floor Area
140 sq.m / 1,507 sq.ft

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.



First Floor



Ground Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0"

Knight Frank
One Market Place
Cirencester
GL7 2PE
knightfrank.co.uk

I would be delighted to tell you more

Harry Pearson
01285 882 003
harry.pearson@knightfrank.com

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated March 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

