

# The Cottage

Withington, Cheltenham, Gloucestershire







# A charming four bedroom family house which has been recently renovated in the desirable village of Withington.

Andoversford 3 miles | Cheltenham 8 miles | Cirencester 10 miles | Cheltenham Spa Station (London from 120 mins) 11 miles  
Stow-on-the-Wold 13 miles | Kemble Station (London Paddington in 70 minutes) 15 miles | Swindon 16 miles | M4 (J.15) 18 miles  
(All distances and times are approximate).

  
4

  
3

  
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## Summary of accommodation

### Main House

**Ground Floor:** Kitchen/breakfast room | Study | Sitting room | Dining room | Utility room | WC

**First Floor:** Principal bedroom with en suite shower room | Three further bedrooms | Family shower room | Family bathroom









### Garden and Grounds

Garden | Parking | Playhouse/studio



# Situation

(Distances and times are approximate)

-  Cheltenham and Andoversford filling station.
-  Withington Primary School, Cheltenham Ladies' College, Cheltenham College, Dean Close and St Edwards.
-  The Mill Inn in Withington, The Frogmill in Andoversford, The Wheatsheaf in Northleach and London.
-  Kemble - London Paddington (from 70 mins) and Cheltenham Spa - London (from 120 mins).
-  Excellent walking and cycling on the extensive network of footpaths, roads, and bridleways across the region.
-  Andoversford, Naunton Down and Burford.
-  Racing at Cheltenham, Stratford upon Avon and Warwick. Polo at Cirencester and Longdole. Trail hunting with the Cotswold and Heythrop Hounds.
-  Everyman Cheltenham, The Barn in Cirencester.



# The Property

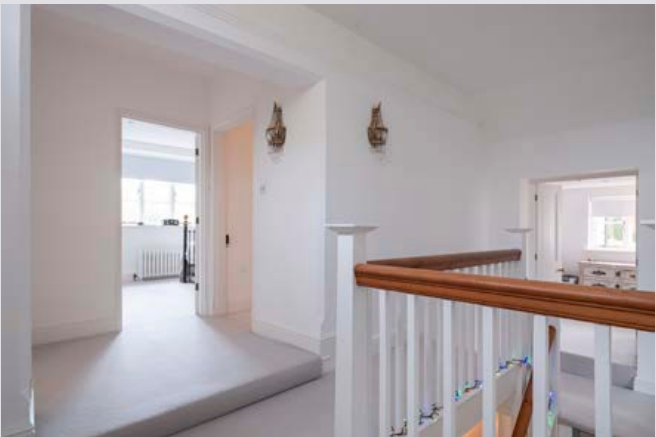
Privately located at the corner of its beautiful gardens, The Cottage is an attractive Cotswold stone property in the heart of the sought-after village of Withington. Originally built in the early 19th century, the house offers approximately 3,000 sq ft of lateral accommodation over two floors.

The ground floor has a natural flow and offers contemporary, bright and well-proportioned rooms. The reception space includes a spacious sitting room with a working fireplace and window seats, a dining room with a feature fireplace and a study. The recently updated bespoke deVOL kitchen/ breakfast room has an abundance of natural light and views of the terrace and garden. There are stone worktops, an island, electric Aga and ample wall and floor-mounted cupboards. At the far end of the hallway is a utility room and cloakroom.

On the first floor, the principal bedroom suite offers a southerly view of the garden, built-in cupboards, and a spacious en suite shower room. There are three further bedrooms, a family bathroom and a family shower room.









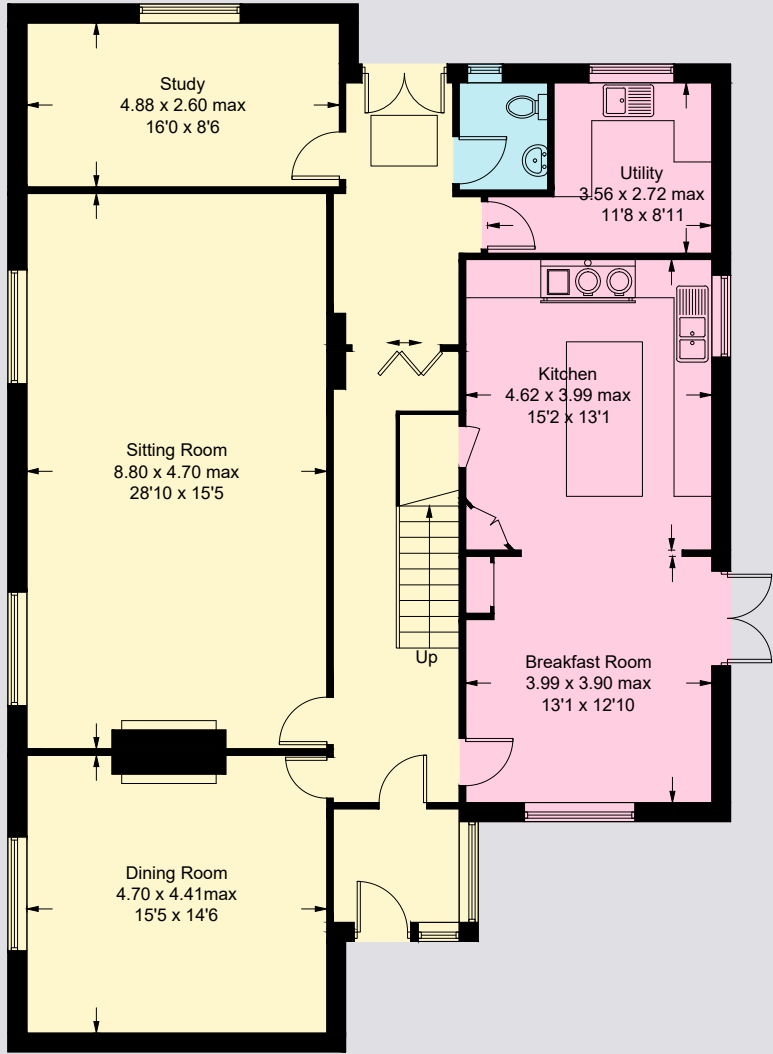




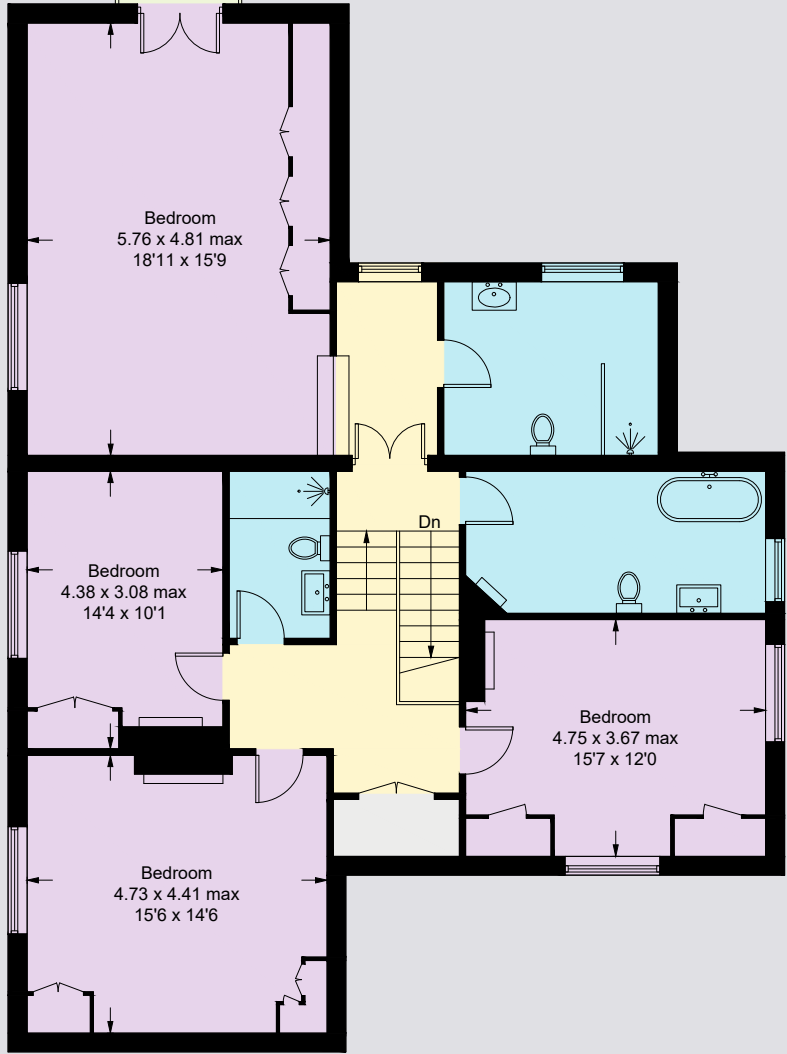
FLOORPLAN

Approximate Gross Internal Floor Area  
Total Area: 284.8 sq.m / 3,065 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.



Ground Floor



First Floor



Outside

The Cottage is set in a slightly elevated and private position, surrounded by tall, mature hedging along most of its perimeter. The garden is predominantly laid to lawn with a large terrace on the east side, providing potential for further extension (subject to planning permission).

Access is provided by a private gravel driveway leading to a parking area.

Property Information

Tenure: Freehold

Services: House: Mains water, electricity, private drainage and oil fired central heating.

Local Authority: Cotswold District Council

Council Tax: Band G

EPC: E

Guide Price: £1,495,000

Postcode: GL54 4BE

What3Words: ///entire.clarifies.sandals

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



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

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