



SYCAMORE LODGE

Manor Barns Court, Hazleton, Cheltenham, Gloucestershire



SYCAMORE LODGE MANOR BARNS COURT, HAZLETON

A beautifully presented and proportioned Cotswold Cottage set
within the desirable village of Hazleton.

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Local Authority: Cotswold District Council Council Tax band: G Tenure: Freehold

Services: Mains water and electricity. LPG gas-fired central heating system with a boiler. Electric underfloor heating in the bathrooms. Private drainage. Gigaclear Fibre Broadband.

Manor Barns Court has seven other properties that share the access and each contribute yearly to the communal areas, such as the driveway and the septic tank.

Distances: Cirencester 4 miles | Kemble Station 9 miles (London Paddington from 70 minutes) | Cheltenham 18 miles | Oxford 32 miles (All distances and times are approximate).

Directions: What3Words: [///host.shops.portfolio](#)

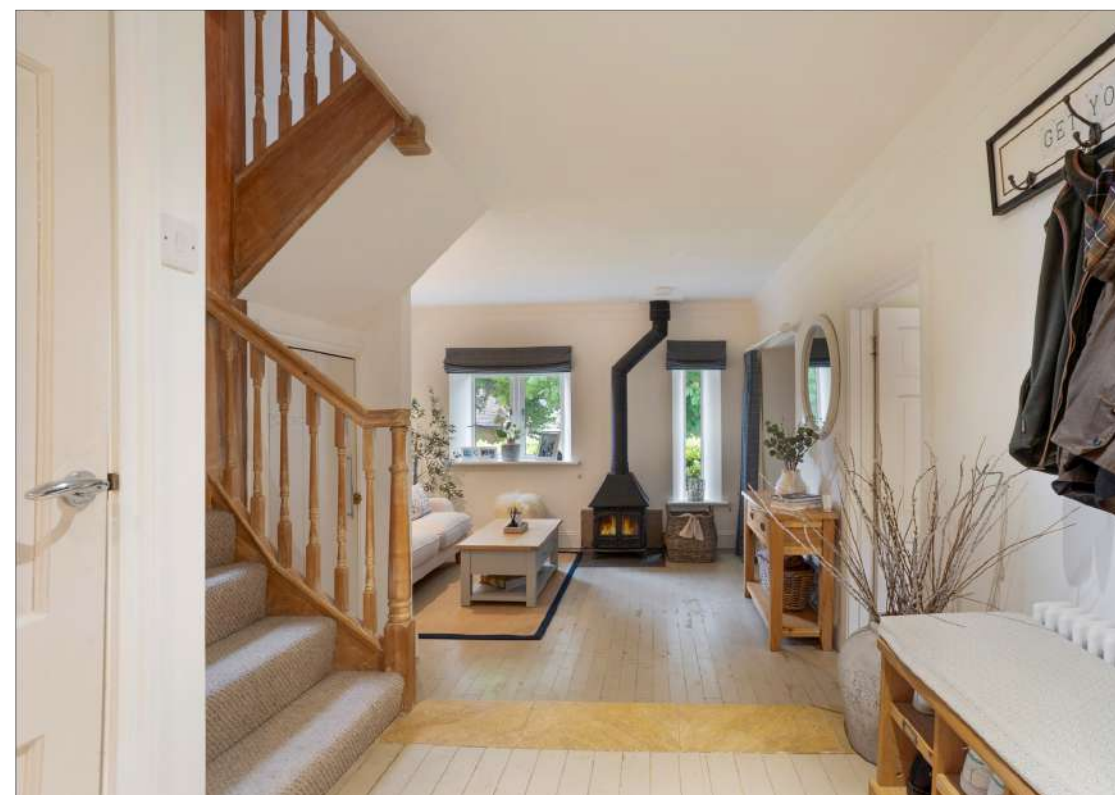
Guide Price: £775,000

THE PROPERTY

Sycamore Lodge has been thoughtfully updated by the current owners to create a beautifully presented and welcoming home. The spacious, light-filled interior offers well-proportioned rooms throughout, including elegant reception areas, two of which feature charming wood burners, perfect for cosy evenings.

At the heart of the home lies a stunning kitchen and dining room, ideal for everyday living and entertaining. Double doors open on to the enclosed garden, seamlessly blending indoor and outdoor spaces. The John Lewis of Hungerford kitchen is equipped with high-quality fittings and premium appliances, including a Miele dishwasher, Smeg fridge, and a Rangemaster dual-fuel oven with hob and extractor fan.

The principal bedroom features a high ceiling and an adjoining bath/shower room, with a beautifully appointed dressing room across the landing. The stylish family bathroom includes a large walk-in shower and a separate bath, while a practical laundry cupboard offers space and plumbing for a washing machine and tumble dryer. Bedroom two enjoys views over the village, and bedroom three is dual aspect, overlooking the garden.





SITUATION

Hazleton is a charming village situated amidst the rolling contours of the Cotswold Hills. It features an attractive mix of traditional Cotswold stone cottages and more contemporary homes, creating a picturesque and welcoming setting. Sycamore House is at the heart of the village and over looks The Church of St Andrew,

The nearby market town of Northleach, just 5 miles away, offers a selection of local shops, cafés, and traditional pubs. Cheltenham and Cirencester are within easy reach, approximately 11 miles from the village, for a wider range of shopping, dining, and leisure options.

Cheltenham is renowned for its boutique shops, wine bars, and excellent schools, including Cheltenham College, The Cheltenham Ladies' College, Pate's Grammar School, and Dean Close School. The town also offers a wealth of recreational opportunities, from several golf courses and the famous Cheltenham Racecourse to a lively calendar of cultural events, including acclaimed music and arts festivals throughout the year.





GARDENS AND GROUNDS

The south-west facing gardens have been carefully landscaped by a local designer to provide year-round colour and easy maintenance. Wisteria and climbing roses adorn the exterior, while high-grade artificial turf on both levels creates a child and pet-friendly outdoor space. Elegant stone steps connect the two garden tiers, partly enclosed by Cotswold stone walling and hedges, ensuring privacy and charm.

The detached double garage currently serves as a gym and storage area, with space for a fridge/freezer. A pull-down ladder provides access to a useful boarded loft for additional storage.

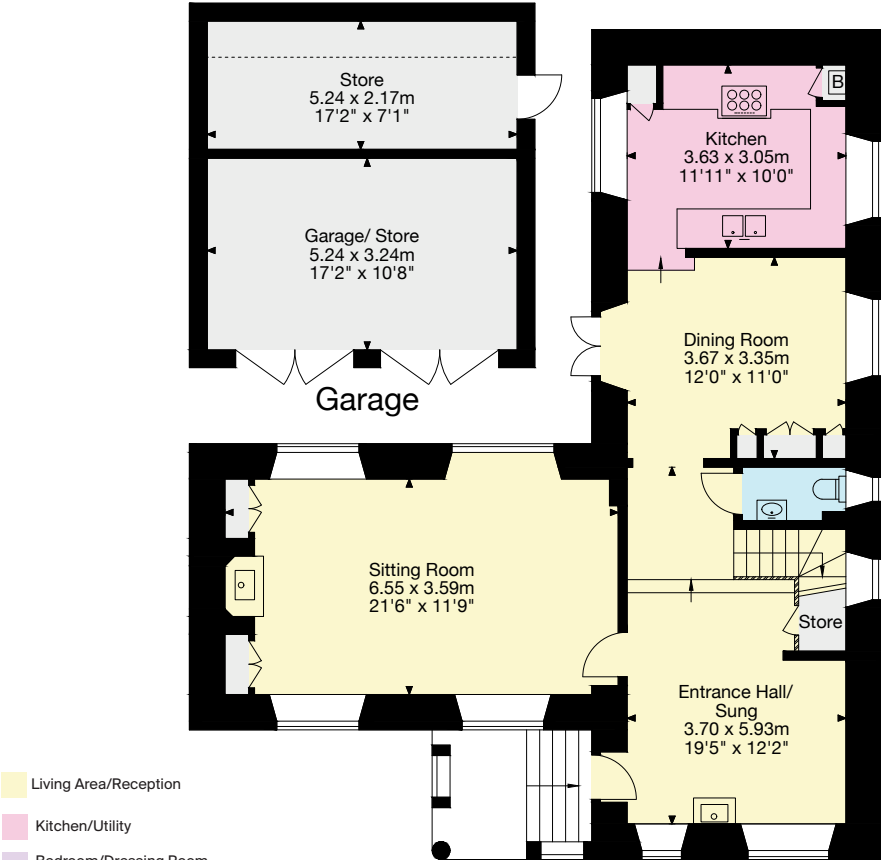
Sycamore Lodge is attached on one side.



Sycamore Lodge Hazleton

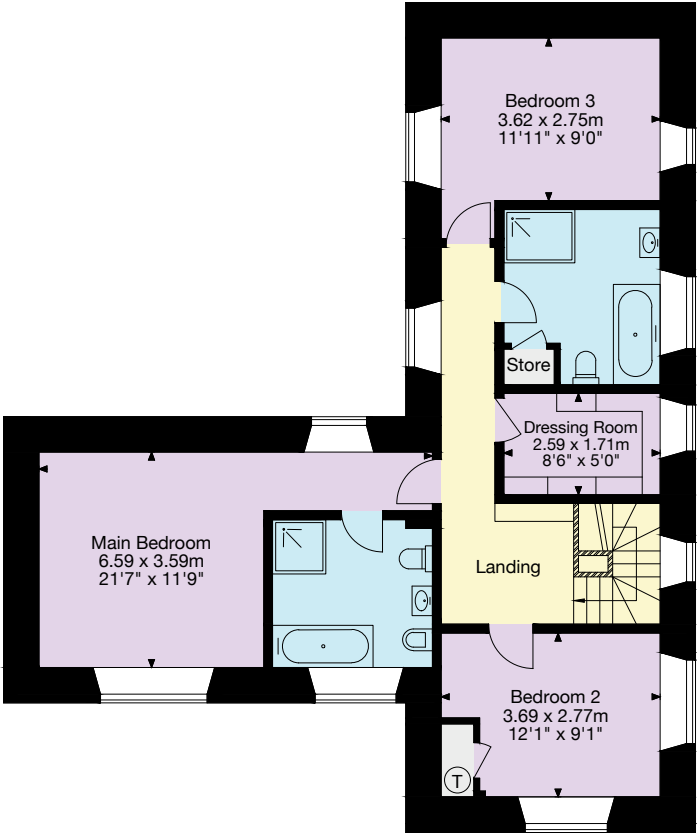
Cheltenham

Gross Internal Area (Approx.)
Main House = 142.8 sq m / 1,537 sq ft
Garage = 30 sq m / 323 sq ft
Total Area = 172.8 sq m / 1860 sq ft



Ground Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.



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