

established 200 years

# Tayler & Fletcher



## Sparrow's Cottage

Eastington, Cheltenham, GL54 3PN

Guide Price £780,000





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*A beautifully appointed detached Cotswold stone cottage with detached double garage, occupying a central position in the popular village of Eastington.*

### LOCATION

Sparrow's Cottage is set in the heart of the small rural village of Eastington, a traditional Cotswold village a short distance from the market town of Northleach. The village has an active community with village allotments and excellent direct access out in to the surrounding Cotswold countryside. Northleach provides for a broad range of local amenities including a small supermarket, pharmacy, butchers, cafe, two excellent pubs and a popular wine bar. The areas major commercial centres of Cirencester, Cheltenham and Oxford are all within easy travelling distance providing for a comprehensive range of services and amenities. The surrounding Cotswolds provide for a wealth of rural leisure pursuits.

### DESCRIPTION

Sparrow's Cottage comprises a beautifully appointed detached Cotswold stone cottage occupying a central position in the popular village of Eastington, being constructed of Cotswold Stone elevations under a pitched stone roof with accommodation arranged over two floors, comprising, open plan kitchen/ dining room and a separate sitting room on the ground floor, with further hall, utility and cloakroom. On the first floor there is a master bedroom with en-suite two further bedrooms and a family bathroom. The property has a South facing private garden and a substantial detached double garage to the side.

### Approach

Painted timber door with double glazed inserts and outside light to:

### Entrance Hall

With flagstone floor, raised timber shelf, double glazed casement to side elevation and solid timber door with glazed inserts to:

### Hall

With polished timber floor, stairs rising to first

floor, below stairs storage and double glazed casement window to rear elevation, two wall light points.

From the hall, painted timber door to:

### Sitting Room

With continuation of the timber floor with double glazed casement windows to front and rear elevations, further double glazed casement window to side elevation, deep open fireplace with stone surround and heavy timber bressummer over and fitted with a wood burning stove, recess to side with built in book shelving, part exposed stone walls.

From the hall painted timber door to the:

### Kitchen/Dining Room

With continuation of the timber floor, double glazed casement windows to front and rear elevations and double glazed french doors with matching casements to either side lead out to the rear terrace. The kitchen comprising, worktop with four ring Neff hob, comprehensive range of below work surface cupboards and drawers, one and a half stainless steel sink unit with mixer tap, space and plumbing for washing machine, part polished timber worktop and space for refrigerator and freezer, further built in cupboards and drawers. Extractor over hob with pair of eye level cupboards and display shelving over, part tiled splash back. Beamed ceiling.

Dining area and separate painted timber door to:

### Utility Room

With tiled floor, double glazed casement windows to rear and side elevations, worktop with stainless steel sink unit with chrome mixer tap, tiled splash back, built in cupboards below, space and plumbing for washing machine and Grant oil fired central heating boiler, beamed ceiling and separate WC with continuation of the tiled floor,

low level WC, opaque double glazed casement window to rear elevation, recess with built in sink with chrome mixer tap and mirrored splash back with recessed light over.

From the hall, timber staircase with separate handrail rises to the first floor with double glazed casement window to rear elevation, leading to the landing with access to roof space and with painted timber doors with bespoke iron latches leading to:

### Bedroom 1

With double glazed casement window to front elevation, two wall light points, built in cupboard with hanging rail, painted timber door to:

### En-suite

With double aspect with double glazed casement windows to side and rear elevations, paneled bath with chrome fittings, pedestal wash hand basin with chrome fittings, low level WC with timber seat, recessed ceiling spotlighting, exposed timber purlins and part paneled walls.

From the landing, painted timber door to:

### Bathroom

Opaque double glazed casement window to front elevation and matching suite comprising paneled bath, with wall mounted shower with chrome fittings, glazed shower screen, part tiled walls, recessed ceiling spotlighting, exposed timber purlin, low level WC with built in cistern, wall mounted wash hand basin with chrome mixer tap, shaver point and heated chrome towel rail, painted timber floor. Two wall light points.

From the landing, painted timber door to:

### Bedroom 2

With double glazed casement window to front elevation, airing cupboard with pressurised hot water cylinder with slatted timber shelving and further cupboard to side with hanging rail and shelving over.

From the landing, painted timber door to:

### Bedroom 3

With double glazed casement window to rear elevation.

## OUTSIDE

Sparrow's Cottage is approached from the heart of the village via a no through road with parking immediately to the front of the cottage in turn leading to the front door with York stone paving to the front of the house and a pedestrian gate leading around the site with retaining Cotswold stone wall, Set to the end of the parking is the substantial DETACHED DOUBLE GARAGE of stone elevations with eaves storage and substantial timber doors. Painted concrete floor. Power and light.

The principal garden is set to the rear of the cottage either accessed directly via the French Doors from the kitchen or by a separate path between the garage and cottage with a paved terrace immediately to the rear of the house and the principal garden mainly laid to lawn with substantial stone retaining walls surrounding and enjoying a lovely southerly aspect with raised bed and a variety of herbaceous shrubs and plants.

## SERVICES

Mains Electricity and Water are connected. Private drainage system. Oil fired central heating

## LOCAL AUTHORITY - CDC

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

## COUNCIL TAX

Council Tax band F. Rate Payable for 2024/ 2025: £3154.57

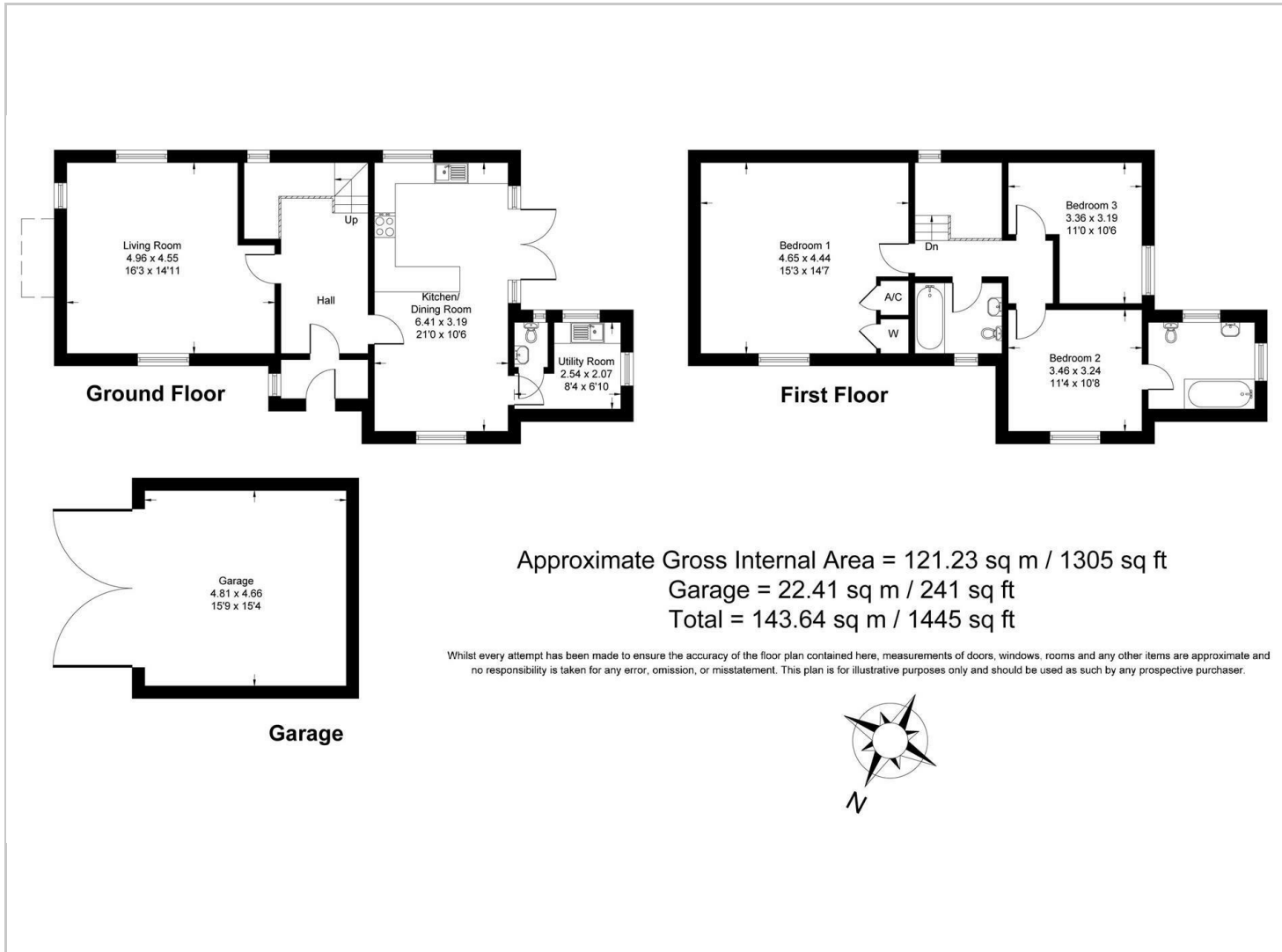
## DIRECTIONS

From Bourton on the Water, take the Fosse Way south to Northleach and turn left on to the A40 towards Burford and Oxford. After approximately 1.7 miles take the right hand turn signposted to Eastington. Follow the lane in to the village taking the right hand fork at the bottom of the hill into the no through lane and Sparrow's Cottage will be found shortly on the left hand side at the corner of the allotments.

What3Words: iron.eyeliner.snails



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	