

CHANCE HOUSE

COLN ST ALDWYNS, GLOUCESTERSHIRE



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 are approximate)

**A detached four-bedroom family
home with enormous potential and
outstanding views, located in a
desirable Cotswold village**

Ground Floor: Entrance Hall • Sitting Room
Dining Room • Kitchen • Garden Room
Utility • Cloakroom

First Floor: Main Bedroom with Shower Room
Three Double Bedrooms • Bathroom

Outside: Adjoining Double Garage • Storage

Butler 
Sherborn

Cirencester Office

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DESCRIPTION

On the market for the first time in over 40 years, Chance House now offers buyers an increasingly rare opportunity to acquire this detached family home with potential to renovate and remodel, subject to any necessary consents. Standing in a lovely walled garden, it is set back from the lane with a glorious view to the rear and private parking.

SITUATION & AMENITIES

Coln St Aldwyns is an unspoiled and much sought after Cotswold village in a picturesque landscape of parkland, woods and water meadows, within the Cotswold Area of Outstanding Natural Beauty. Designated a Conservation Area, it is largely made up of period stone houses and has a fine Norman church; a dining pub; and a cricket club. Of particular note, and rare in rural villages, is the marvelous community-run shop which incorporates a Post Office and a popular licensed café.

Fairford (3 miles) has a broader range of amenities that serve the town and its surrounding area, including a weekly market. Cirencester has an excellent range of shops and a variety of independent shops, pubs and restaurants, plus weekly markets.

There is an excellent choice of schools (both Private and State) in the area including a highly regarded Church of England primary school at Hatherop, Hatherop Castle and St Hugh's preparatory schools, Rendcomb College and the Cheltenham Colleges.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

VIEWINGS

Strictly by appointment only. Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester T 01285 883740 E elizabeth@butlersherborn.co.uk or The London Office T 0207 839 0888.





DIRECTIONS (GL7 5AN)

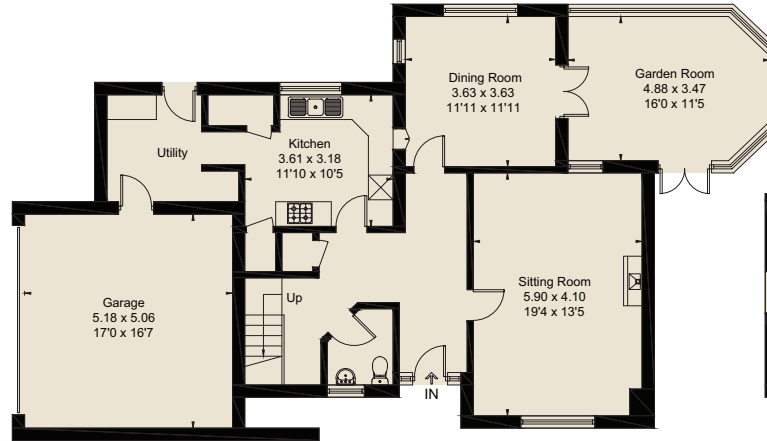
From Cirencester take the A429 following signs for Burford. On reaching traffic lights continue straight on the B4425, signposted Burford. After 3.1 miles turn right, signposted Quenington. After 8.4 miles, at the crossroads, turn left to Coln St Aldwyns, crossing over the river. Continue up the hill and Chance House will be found on the right, just after The New Inn pub and down its own private driveway.

what3words: ///being.perusing.classed

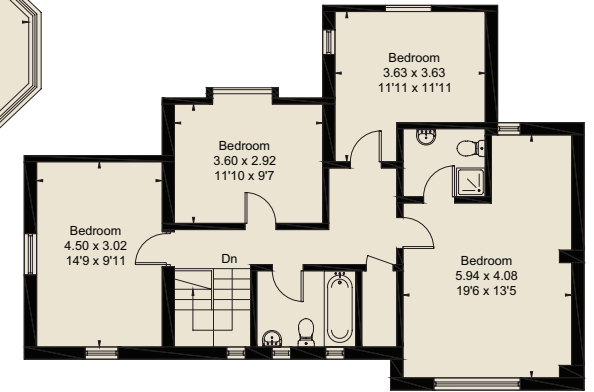
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Approximate Floor Area = 210.9 sq m / 2270 sq ft (Including Garage)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77536

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