



LAUREL COTTAGE
DAGLINGWORTH, GLOUCESTERSHIRE

Cirencester 3 miles, Cheltenham 13 miles,
Kemble Station 9 miles, (London Paddington from
69 minutes) (All times & distances approximate)

An exquisite village house with a garage, parking and walled garden

Ground Floor: Kitchen Dining Room • Sitting Room
Utility & Cloakroom

First Floor: Two Bedrooms • Family Bathroom

Second Floor: Study/Office • Bedroom with En Suite

Outside: Garage • Private Parking • Landscaped
Garden

Butler 
Sherborn

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DESCRIPTION

Dating from the 18th century, Laurel Cottage has been renovated to the highest standard by the current owners with beautifully presented interiors arranged over three floors. This handsome village house, with its classic façade occupies a tranquil position on a no through lane with access to beautiful walking to Cirencester Park from the doorstep.

The gardens have been meticulously landscaped and being accessed from the sitting room now offer a wonderful space for summer entertaining. There is a double garage and private parking for one car.

SITUATION & AMENITIES

Daglingworth is located in a designated Area of Outstanding Natural Beauty and has a parish church and village hall. Cirencester has a range of shopping, dining and recreational amenities, including the Cotswold Leisure Centre and swimming pool, Cirencester Park Polo Club, and Cirencester Golf Club. The M5 and M4 motorways are within easy reach, and Kemble Station, has mainline rail connections to London.



The area also benefits from superb state and private schools including Stratton Primary School, Cirencester Deer Park School, Rendcomb College, Cirencester College, St. Edward's School, Dean Close School and the Cheltenham Colleges.

SERVICES

Mains water and electricity. Oil fired central heating. Underfloor heating to kitchen. Private drainage. Gigaclear.

No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.

FIXTURES & FITTINGS

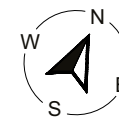
Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

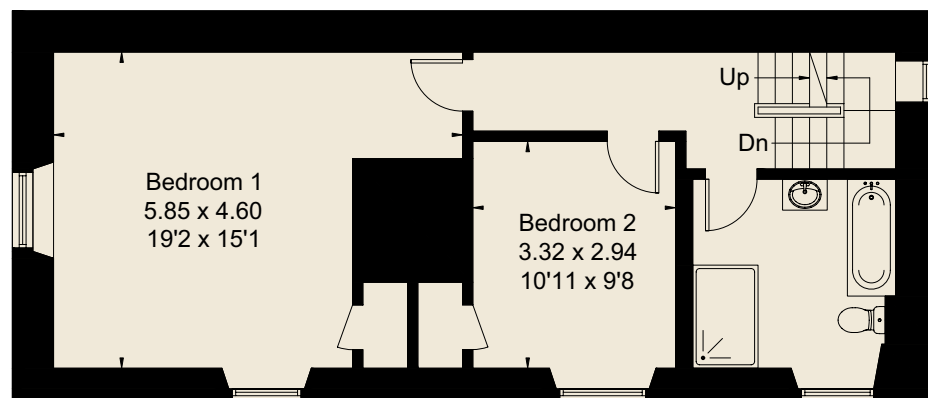
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed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



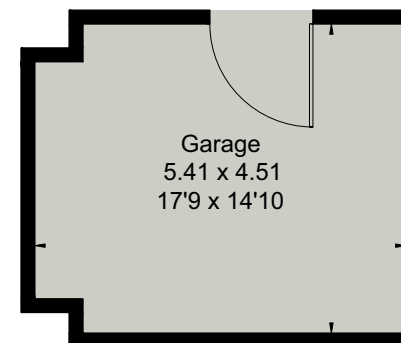
Approximate Floor Area = 146 sq m / 1567 sq ft



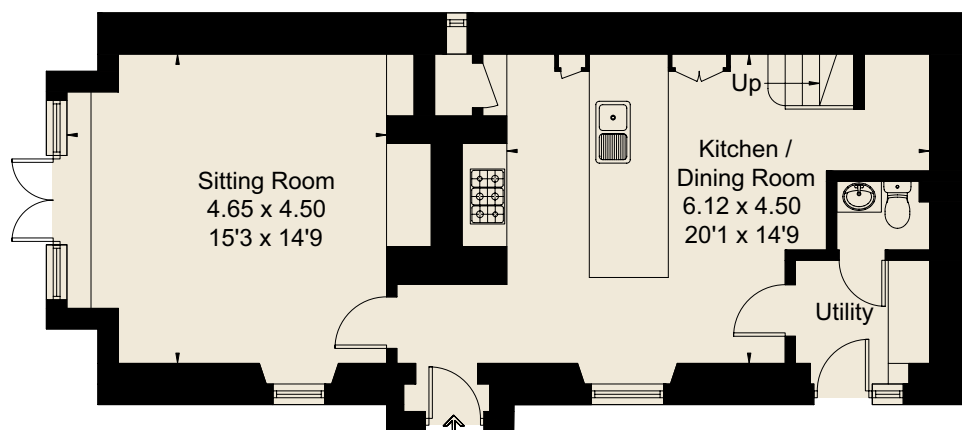
[] = Reduced head height below 1.5m



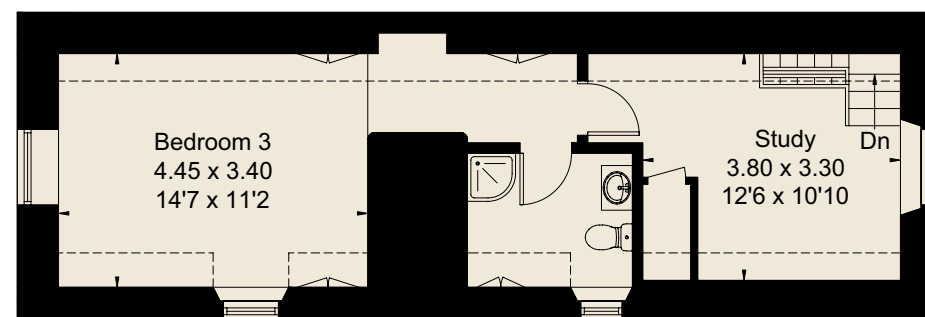
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #75909

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX: Band F

VIEWINGS

Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sophie.lane@butlersherborn.co.uk

DIRECTIONS (Postcode GL7 7AH)

From Cirencester take the A417 northbound into Stratton. Continue straight and turn left signposted Daglingworth and Park Corner. Upon arriving in Daglingworth, take the first turning onto Lower End where Laurel Cottage will be found on the right-hand side.

What3Words: ///beads.bordering.unlocking



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