



# SWAN COTTAGE

MAIN STREET, COLN ST ALDWYNS, GLOUCESTERSHIRE



Hatherop 1 mile, Fairford 3 miles, Cirencester  
8 miles, Burford 10 miles, Swindon Station 17 miles  
(Paddington 55 minutes), M4 (J15) 20 miles  
(All distances and times are approximate)

**A charming Grade II listed three  
bedroom cottage with a separate  
studio annexe set in an attractive and  
quiet garden tucked away in the heart  
of this highly desirable village.**

#### SWAN COTTAGE

**Lower Ground Floor:** Cellar

**Ground Floor:** Sitting Room • Dining Room • Kitchen  
Bathroom

**First Floor:** Two Bedrooms • Shower Room

**Second Floor:** Bedroom

#### STUDIO ANNEXE

Sitting Room • Shower Room • Mezzanine Bedroom

#### OUTSIDE

Store • Gardens • Patio Terrace • Private Parking Space

**Butler**   
**Sherborn**

#### Cirencester Office

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## DESCRIPTION

Situated in a highly sought-after Cotswold village, this charming attached stone cottage is full of character and offers wonderful potential to update and extend (subject to necessary consents). Swan Cottage originally dates to the 17th century and has an abundance of period charm including exposed beams, flagstones, window seats and original shutters, and open fireplaces. With a separate studio annexe, pretty gardens, and private parking, it provides a fantastic opportunity to create an ideal countryside retreat or permanent home.

The ground floor consists of a sitting room, a separate dining room, and a kitchen, complemented by a downstairs bathroom for added convenience. A door leads to a wonderful tanked cellar with original barrel-vaulted ceiling providing useful storage. The first floor has two comfortable bedrooms and a shower room, while on the second floor there is an additional bedroom with pretty rooftop views across the village.

The sellers have had simple architectural plans drawn that show potential remodelling of the kitchen which can be shared with prospective purchasers.

## STUDIO ANNEXE

A separate studio annexe provides additional flexibility, ideal for guests, extended family, or for use as a garden room, a home office or an artist's studio, or for potential rental income. The ground floor comprises a sitting room with patio doors opening to the garden, and a shower room. Stairs lead to a charming eaves mezzanine bedroom.

## OUTSIDE

The cottage has beautifully maintained gardens with a patio terrace which runs from the cottage to the annexe providing ample space for outdoor entertaining.





The private garden has a central area of lawn and is planted with mature hedging and plants and bounded by Cotswold dry stone walls fronted by a few espalier-trained heirloom apple trees. Beyond the formal garden is an area of woodland garden, which backs onto River Coln water meadow. A utility room within the annexe but separately accessed from its main accommodation offers useful extra storage plus electricity and plumbing for additional domestic white goods. Behind the annexe, there is an outdoor storage room. The cottage is positioned off the village lane and behind the neighbouring property, Rosamundi. There is one off-road parking space.

## SITUATION & AMENITIES

Coln St Aldwyns is an unspoilt and much sought after Cotswold village situated between Bibury and Fairford, in a picturesque landscape of parkland, woods and water meadows, within the Cotswold Area of Outstanding Natural Beauty. Designated as 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 marvellous community-run shop. A short stroll from Swan Cottage, at the heart of the village, it is a wonderfully sociable amenity, open seven days a week and well stocked, incorporating a Post Office and a popular licensed café with a pleasant garden. In addition, there is a popular village inn in the neighbouring village of Quenington, a short walk through the fields or along the road from Coln St Aldwyns.

Fairford 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 services including Waitrose and a variety of independent boutiques, pubs and restaurants.

The Cotswolds are renowned for country pursuits and the area provides delightful and excellent walking and riding. Golf courses at Burford, Witney, Cirencester and Lyneham; racing at Cheltenham and Stratford-upon-Avon with

theatres at Oxford, Cirencester and Cheltenham. A variety of water sports are available at the Cotswold Water Park near South Cerney.

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. Electric storage heaters. Fibre Broadband. 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, including garden statuary and plant pots, 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.

## TENURE

For sale freehold with vacant possession.



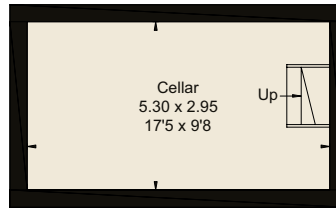
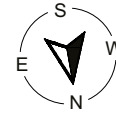
Studio Annexe



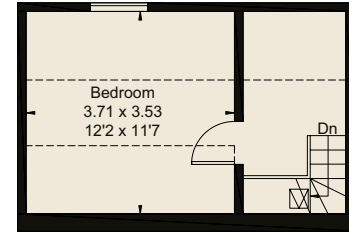
Studio Annexe



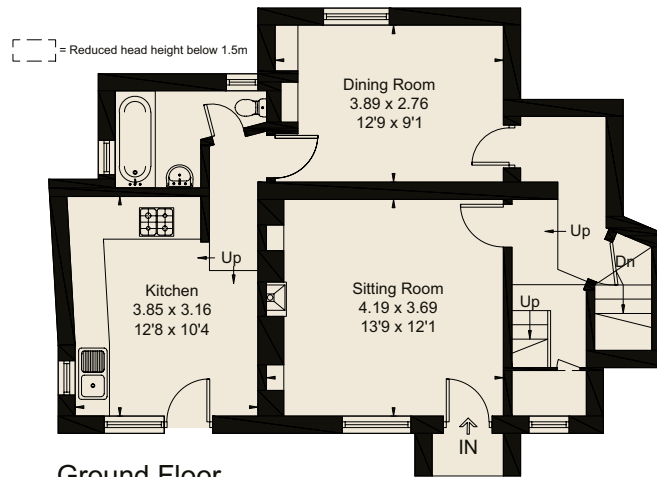
Approximate Floor Area = 128.1 sq m / 1379 sq ft  
 Studio Annexe = 50.3 sq m / 541 sq ft (Excluding Void)  
 Total = 178.4 sq m / 1920 sq ft



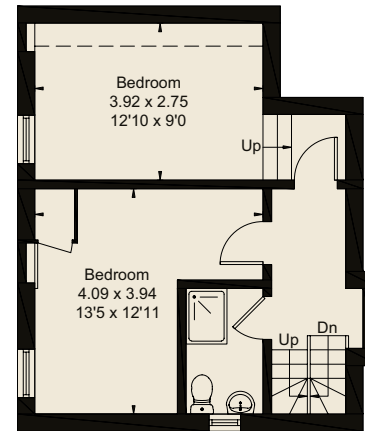
Lower Ground Floor



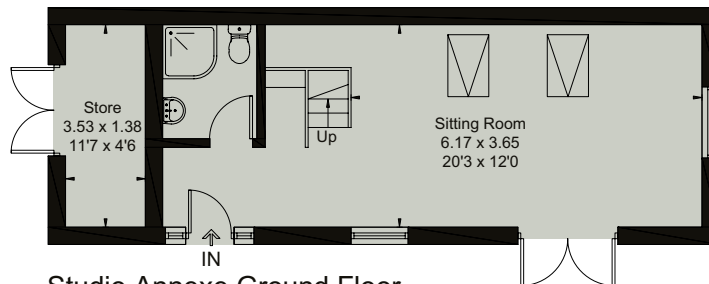
Second Floor



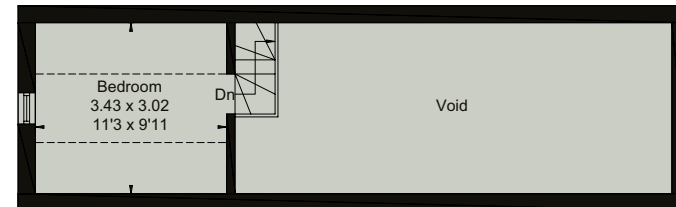
Ground Floor



First Floor



Studio Annexe Ground Floor  
 (Not Shown In Actual Location / Orientation)



Studio Annexe 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 #85487



## LOCAL AUTHORITY

Cotswold District Council

**COUNCIL TAX:** Band E

## VIEWINGS

Please telephone Butler Sherborn, Cirencester  
T 01285 883740 or The London Office T 0207 839 0888.  
E [sophie.lane@butlersherborn.co.uk](mailto:sophie.lane@butlersherborn.co.uk)

## DIRECTIONS (Postcode GL7 5AN)

Upon entering the village, continue up the hill passing The New Inn on your right. Continue for a further 100 yards and the gateway to Swan Cottage is located on the right hand side. The cottage is positioned behind Rosamundi, Number 15 Main Street.

**what3words:** ///vibrating.singles.tinsel

**Butler  
Sherborn**

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