



MILL COTTAGE

COLN ST ALDWYNS, GLOUCESTERSHIRE

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 charming two bedroom semi-detached Cotswold stone cottage with a delightful south facing garden and private parking

Ground Floor: Sitting Room • Dining Room
Kitchen/Breakfast Room • Utility Room • Cloakroom

First Floor: Galleried Landing
Bedroom with Shower Room • Bedroom with Bathroom

Outside: Parking Space • South-Facing Garden

Butler 
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DESCRIPTION

Mill Cottage is an appealing Cotswold stone property believed to date back to the late 18C in a quiet location behind the former corn mill on the edge of the village. The cottage has dormer windows, roses over the door and period details including window seats and exposed beams and timbers. With two good sized reception rooms, a vaulted kitchen/breakfast room and two en suite bedrooms it is an idyllic village property with views across a field to the Church from the rear. The south facing garden has been designed to be low-maintenance and is particularly peaceful.

OUTSIDE

The parking space is adjacent to the path that leads through the adjoining cottage's garden to Mill Cottage. The garden is accessed via a pedestrian gate and enclosed by hedging and Cotswold stone walls. It is low maintenance with attractive paving and gravel, herbaceous beds adjacent to the house and climbing plants including roses and a wisteria. A pretty ornamental acer is adjacent to the oil tank, which is screened by trellis. The path continues around the side and rear of the house.

SITUATION & AMENITIES

Coln St Aldwyns is an unspoiled and much sought after Cotswold village between Bibury and Fairford, 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 marvellous community-run shop. A short stroll from Mill Cottage, at the heart of the village, it is a wonderfully sociable amenity, open seven days a week and well stocked, it incorporates a Post Office and a popular licensed café with a charming garden.



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 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.

SERVICES

Mains water (the stopcock is under the kitchen sink), drainage and electricity. Oil fired central heating with electric underfloor heating to the shower room (the boiler is in the utility room, the oil tank is the garden). 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 are excluded but may be available by separate negotiation.

TENURE

Freehold

RIGHTS OF WAY

The property has a pedestrian right of access over the gravel pathway of No 60 Main Street.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band C

VIEWINGS

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

DIRECTIONS (GL7 5AJ)

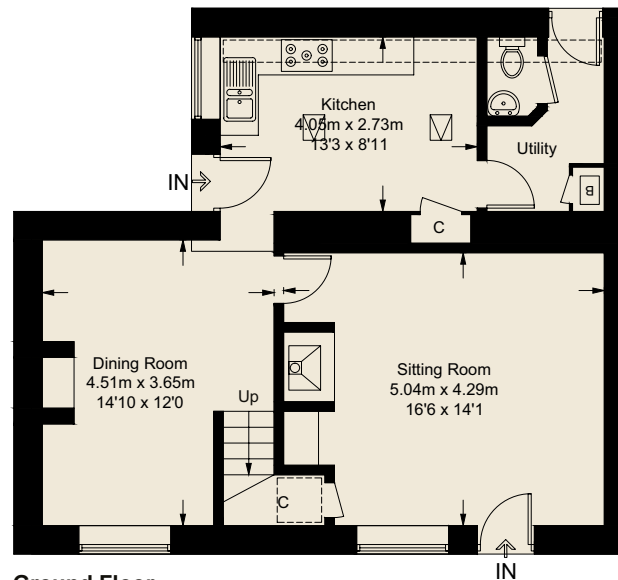
From Cirencester take the A429 following signs for Burford. On reaching traffic lights continue straight on the B4425, signposted Burford. After 3.1 miles turn right, signposted Quenington. After 8.4 miles, at the crossroads, turn left to Coln St Aldwyns. Entering the village, pass The Mill House on the left and take the driveway immediately after, parking on the left hand side. The adjacent gravel path leads to Mill Cottage.

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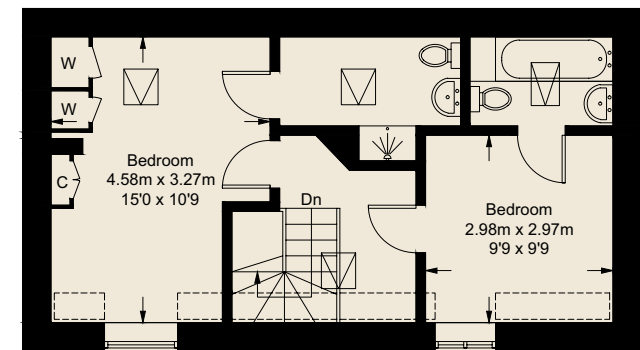




Mill Cottage, 61 Coln St. Aldwyncs, GL7 5AJ



Ground Floor
59.7 sq m / 643 sq ft



First Floor
39.8 sq m / 428 sq ft

Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID905056)

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