





9 HAZLETON

Cheltenham, Gloucestershire



9 HAZLETON

A four bedroom Cotswold stone cottage with rural views, landscaped garden and off street parking. Located in the desirable village of Hazleton.

			EPC
4	3	4-5	D

Local Authority: Cotswold District Council Council Tax band: C Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Private drainage.

Distances: Northleach 4.5 miles | Cheltenham 10.5 miles | Stow-on-the-Wold 12 miles | Cirencester 14 miles

Kemble Station 18 miles (London Paddington 75 mins). (All distances and times are approximate).

Directions: What3words: [///gobbles.deal.ledge](https://www.what3words.com/#!/gobbles.deal.ledge)

Guide Price: £895,000



THE PROPERTY

9 Hazleton was historically formed from two Cotswold stone cottages, which the current owners have thoughtfully amalgamated to create a charming and spacious family home, as well as completing comprehensive renovation work in 2007/8 including underfloor heating, total rewiring and a new heating and plumbing system. The property now provides well-proportioned, lateral accommodation throughout, combining character features with practical modern living. On the ground floor, there is a well-appointed kitchen/dining room, ideal for both everyday living and entertaining, along with a separate study and utility room. To the rear of the house, the formal sitting room and adjoining snug enjoy attractive rural views, offering a peaceful and inviting space to relax.

Upstairs, the principal bedroom benefits from an en suite shower room, along with three further bedrooms and a family bathroom, providing ample accommodation for the family and guests. The property is offered to the market with no onward chain.



SITUATION

Hazleton is a charming village situated amidst the rolling contours of the Cotswold Hills. It features an attractive mix of traditional Cotswold stone cottages and more contemporary homes, creating a picturesque and welcoming setting.

The nearby market town of Northleach, just 5 miles away, offers a selection of local shops, cafés, and traditional pubs. Cheltenham and Cirencester are within easy reach, approximately 11 miles from the village, for a wider range of shopping, dining, and leisure options.

Cheltenham is renowned for its boutique shops, wine bars, and excellent schools, including Cheltenham College, The Cheltenham Ladies' College, Pate's Grammar School, and Dean Close School. The town also offers a wealth of recreational opportunities, from several golf courses and the famous Cheltenham Racecourse to a lively calendar of cultural events, including acclaimed music and arts festivals throughout the year.





GARDENS

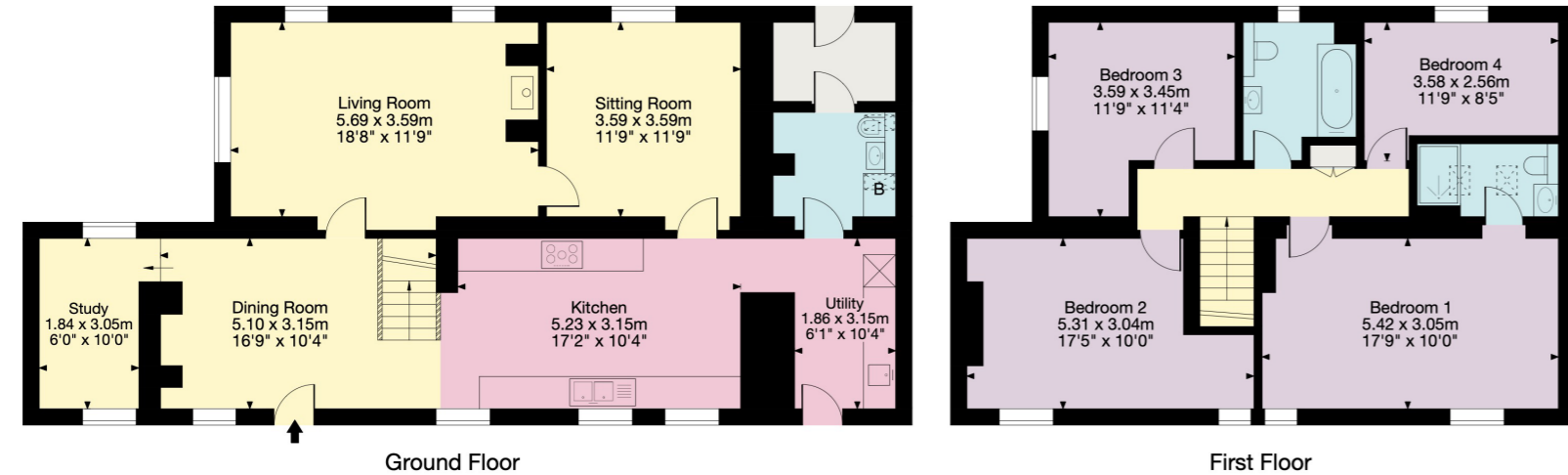
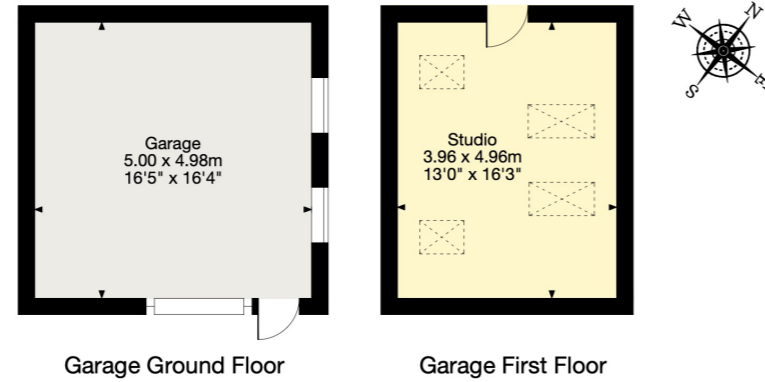
The gardens are predominantly situated to the front of the house and are mainly laid to lawn, complemented by mature, well-stocked flower beds. There are several seating areas designed for outdoor dining and entertaining, with a desirable southerly aspect ensuring plenty of natural sunlight throughout the day.

The property also benefits from off street parking for two cars, in addition to a single garage. Above the garage is a useful room with electricity, offering flexible use as storage, a home office, or a gym.



Hazelton Cheltenham GL54

Gross Internal Area (Approx.)
Main House = 171 sq m / 1,840 sq ft
Garage = 44 sq m / 473 sq ft
Total Area = 215 sq m / 2,313 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

01285 659 771

One Market Place,
Cirencester GL7 2PE
cirencester@knightfrank.com

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Harry Pearson

01285 882003

harry.pearson@knightfrank.com

Knight Frank Cirencester

One Market Place

GL7 2PE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

