



Compton Abdale, Gloucestershire

Guide Price £485,000



This Cotswold stone cottage in the idyllic village of Compton Abdale, offers a unique and versatile layout, blending cosy living space with practical accommodation across three floors. With two double bedrooms, and character features throughout this quaint home, it provides a unique opportunity for investors and people looking for a slice of the country life.

- Idyllic Village Location
- Detached Cotswold Stone Cottage
- Two Double Bedrooms
- Log Burner in Living Room
- Versatile Living Across Three Floors
- Character Features Throughout
- Utility/Store Room
- Built-in Storage
- Downstairs WC
- Views Across Countryside

The property is entered on the ground floor, where a welcoming entrance leads into the bright living room, with original exposed beams and log burner, providing an inviting setting for relaxing or entertaining. This level also benefits from a well-proportioned double bedroom and a conveniently positioned bathroom, making it ideal for guests or flexible single-level living if required.

Stairs descend to the lower ground floor, where the kitchen is located, offering a practical space for cooking, and views across the secluded, courtyard garden. Adjacent to the kitchen is a useful store/utility room, providing excellent additional storage, laundry space, or potential for hobby use. A separate cloakroom on this level adds further convenience.

Ascending to the first floor, you will find a generous principal bedroom occupying the entire level, creating a peaceful and private retreat, which benefits from built-in storage.







Through the lower ground floor door, you find yourself in the secluded patio courtyard with mature shrubbery around the borders. The property further benefits from one on street car space, and additional on street parking a short walk up the hill.

The property has electric central heating and a septic tank which is shared with surrounding properties.

With its distinctive split-level design, flexible accommodation, and well-balanced living spaces, this home is well suited to a range of buyers, whether as a main residence, countryside retreat, or investment opportunity.

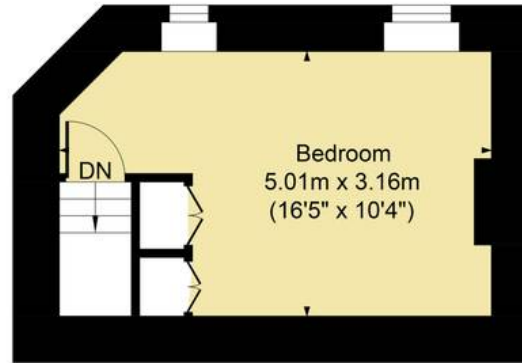
EPC: F

Council Tax Band: E

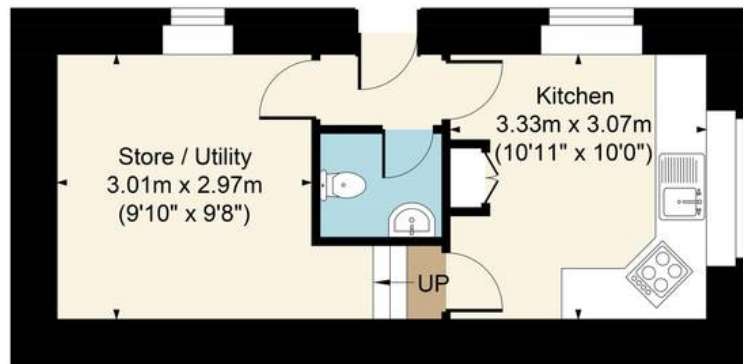
Tenure: We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Set in a beautiful valley just four miles west of Northleach, Compton Abdale sits on the Roman Whiteway, an ancient route running north from Cirencester. The village church, St Oswald's Church, dates back to the 13th century. At the centre of the village is a spring-fed brook, flowing from a distinctive stone "crocodile" head before joining the River Coln. The village also benefits falling into the catchment area for the outstanding Cotswold School, located in Bourton on the Water. Local facilities and shopping are offered at nearby in Northleach, as well as Bourton on the Water, and the A40 lies approximately 1 mile away, giving access to routes both east and west, as well as, subsequently, to the north and south.

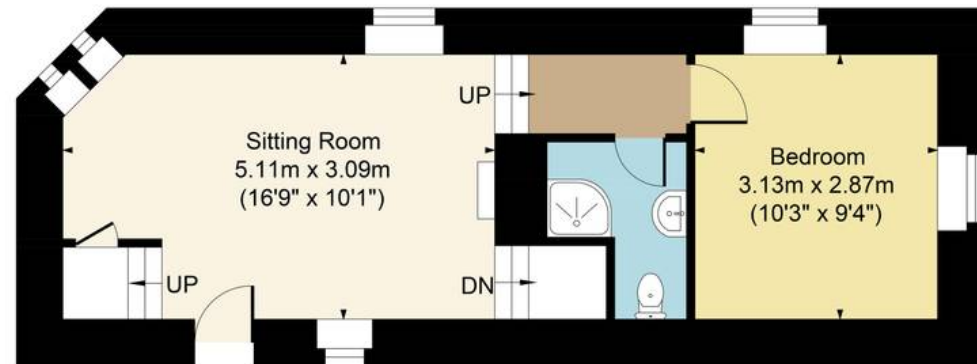
Main House Approx. Gross Internal Area:- 71.83 sq.m. 773 sq.ft.



First Floor



Lower Ground Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ Denotes restricted head height

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