established 200 years

Tayler & Fletcher

2 Glebe Cottages,

Hawling, GL54 5TA

Guide Price £800,000

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A beautifully extended and refurbished semi-detached Cotswold stone cottage dating from the 1950s occupying a peaceful position in the heart of the village

LOCATION

2 Glebe Cottages is located within the small unspoilt village of Hawling, which enjoys views over the rolling Cotswold hills. Hawling is situated within easy reach, by vehicle, of the quintessential Cotswold villages of Bibury, Upper and Lower Slaughter and Bourton-on-the-Water. The historic town of Winchcombe (6 miles) provides a superb range of local shops and pubs/restaurants and is also home to Sudeley Castle. The region's major commercial and cultural centre of Cheltenham lies just 10 miles to the west. Cheltenham provides a comprehensive range of services and amenities with excellent shopping including most of the nation's largest retailers and restaurants. It is also home to Prestbury Racecourse, cinemas and the Everyman Theatre and hosts major festivals including the annual literature, jazz, science and cricket festivals. There are also mainline rail services. The surrounding Cotswolds provide for a comprehensive range of rural leisure pursuits and there is excellent access to the local footpath network.

DESCRIPTION

2 Glebe Cottages comprises a beautifully restored and extended semi-detached cottage of Cotswold stone elevations under a plain concrete tiled roof and has been sympathetically extended and enhanced by the current owners to create a modern contemporary residence with a superb open plan principal living room with kitchen, seating and dining areas. A further sitting room, cloakroom and ground floor guest suite with en suite shower room. On the first floor there is a principal bedroom with en suite shower room, two further bedrooms and a family bathroom. There are landscaped gardens to the front and rear with a detached office with cloakroom and a large utility room to the rear and this could create ancillary accommodation if desired. The property has been finished to an exceptionally high standard and is offered for sale with no onward chain.

Approach

Gabled entrance with solid timber front door with double glazed insert and outside lights to either side to:

Hall

With tiled floor and double glazed casement to front elevation. Timber window seat and built-in cloaks cupboard with hanging rail and recessed shelving. Stairs rising to first floor , recessed ceiling spotlighting and below stairs storage cupboard with space for freezer. Solid timber door to:

Cloakroom

With continuation of the tiled floor, low level WC with built-in cistern, wall mounted wash hand basin with chrome mixer tap and built-in drawers below. Cupboard housing the electricity meters and fuse box, part tiled walls and recessed ceiling spotlighting.
From the hall, doorway through to the:

Sitting Room

With continuation of the tiled flooring. With double glazed casements to front and rear elevations. Recessed ceiling spotlighting and fireplace with solid timber bressumer and tiled inner surround.
From the hall, interconnecting archway opens through to the:

Kitchen and Principal Living Area

With bespoke fitted kitchen with Oak worktops with space for Range cooker. One and a half bowl Carron sink unit with chrome mixer tap. Comprehensive range of below work surface cupboards and drawers including built-in dishwasher. refrigerator and bin storage. Three quarter height unit to one side with bespoke built-in larder cupboard with timber shelving, drawers and spice rack. Range of eye level cupboards and display shelving with one fitted with Bosch microwave. Raised Oak breakfast bar and matching dresser unit to side with built-in cupboards and drawers. Interconnecting through to the:

Sitting area with double glazed French doors with matching panels to side and decorative brick wall. Continuation of the tiled flooring throughout and in turn leading to the:

Dining Area

Also with double glazed French doors leading out to the garden and terrace. Recessed ceiling spotlighting.
From the dining area, Cotswold stone step and sliding Oak door leads to the:

Guest Suite

Comprising Bedroom 4 with double glazed three quarter height casements overlooking the garden, recessed ceiling spotlights and comprehensive range of built-in cupboards and central bed position. Sliding Oak door to:

En Suite Shower Room

Bespoke suite with continuation of the tiled floor, part tiled

walls, walk-in shower with glazed panel and chrome fittings over. Recess and Velux roof light. Roca wash hand basin with chrome mixer tap and built-in drawers below, low level WC with built-in cistern. Recessed ceiling spotlighting.
From the hall, stairs rise to the:

First Floor Landing
With double glazed casement window overlooking the rear garden. Access to roof space. Solid Oak door to:

Bedroom One
With wide double glazed casement to the front elevation with views over the village lane to the countryside beyond. Recessed ceiling spotlighting and sliding Oak door to:

En Suite Shower Room
With tiled floor, Roca wash hand basin with chrome mixer tap and built-in drawers below. Low level WC with built-in cistern, vertical heated towel rail and glazed door to shower with tiled surround, chrome fittings and recessed spotlighting over.
From the landing, Oak door to:

Bedroom Two
Currently configured as a walk-in wardrobe with built-in cupboards, recessed ceiling spotlighting and double glazed casements overlooking the rear garden.
From the landing, sliding Oak door to:

Family Bathroom
Comprising matching suite of tiled panelled bath with glazed shower panel, chrome fittings and wall mounted chrome controls. Opaque double glazed casement to side elevation. Roca wash hand basin with chrome mixer tap and built-in drawers below. Low level WC with built-in cistern, part tiled walls, recessed ceiling spotlighting, tiled floor and heated towel rail.
From the landing, solid Oak door to:

Bedroom Three
With double glazed casement to side elevation and with built-in cupboard to the side with hanging rail. Recessed ceiling spotlighting,

OUTSIDE
2 Glebe Cottages is approached from the village via a shared private lane leading to an extensive pavioured parking area for three cars with bin store to one side and path to the front. Set to the side of the property is the detached office and utility room. Comprising of timber clad elevations with opaque glazed pedestrian door to the:

OFFICE With tiled floor and double glazed casement window overlooking the front elevation. Recessed ceiling spotlighting, heating and deep walk-in storage cupboard and further cloakroom with low level WC and wall mounted wash hand basin with built-in cupboards below and tiled splash back.

Set to the rear of the building and accessed via a separate pedestrian door is the UTILITY ROOM with timber worktop with deep sink with chrome mixer tap, comprehensive range of cupboards below, three quarter height unit for stacked washing machine and tumble drier with cupboard above. Further built-in shelving for refrigerator and also housing the Worcester oil-fired central heating boiler.

Set to the front of the cottage is the private garden with access path to the adjoining cottage and laid mainly to lawn with box hedging surrounding and a further border with lavender overlooking the village lane. A separate gate to the side of the cottage leads to a cobbled terraced and seating area with access via French doors to the dining room and living room. With a Cotswold stone and timber retaining wall with mature lavender borders and central steps leading up to the main lawn with low maintenance Astro turf and raised borders to one side with BBQ and further Cotswold stone wall adjoining the village lane. Detached shed to one side.

SERVICES
Mains Electricity and Water are connected. Drainage is via a private sewerage treatment plant which is shared with 3 other cottages. Oil-fired central heating. Under floor heating throughout the ground floor.

LOCAL AUTHORITY
Tewkesbury Borough Council, Public Services Centre, Gloucester Road, Tewkesbury, Gloucestershire GL20 5TT (Tel: 1684 295010) www.tewkesbury.gov.uk

COUNCIL TAX
Council Tax band C. Rate Payable for 2026/ 2027: £2,144.15.

AGENCY
Tayler & Fletcher and Charlie Carroll Property are acting as Joint Sole Agents and contact details are as follows:

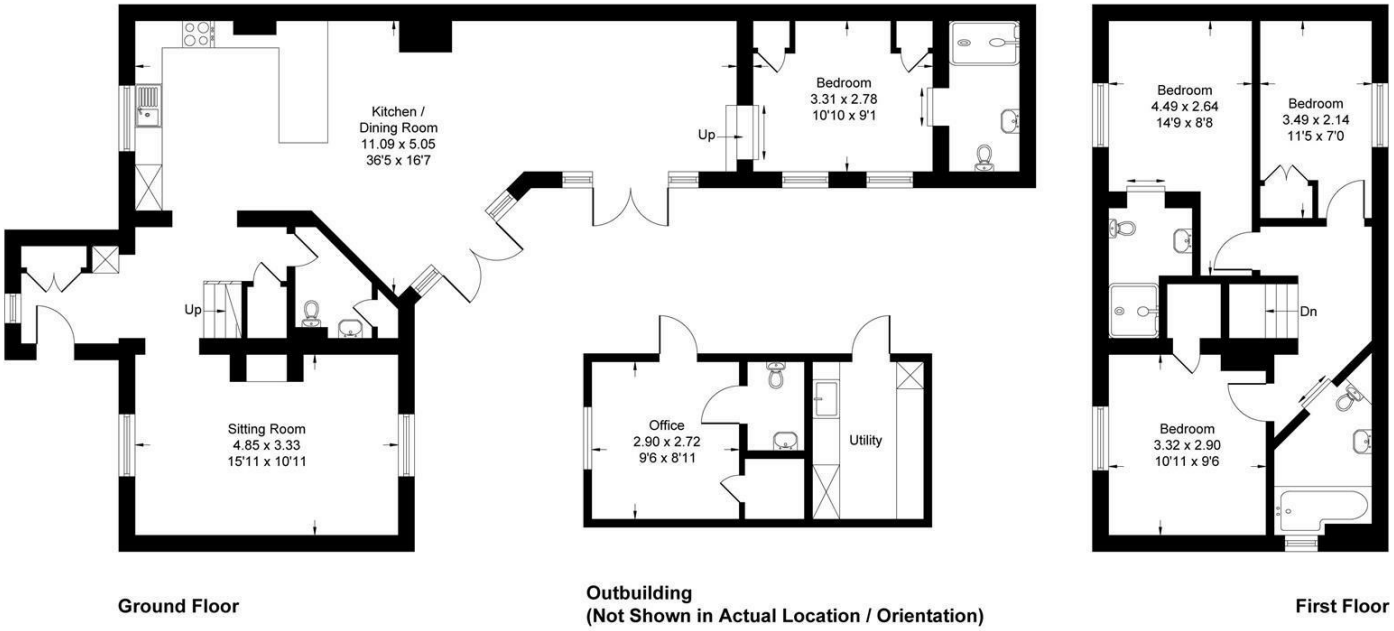
Tayler and Fletcher, Bourton-on-the-Water
Tel: 01451 820 913
bourton@taylerandfletcher.co.uk

DIRECTIONS
From Bourton-on-the-Water, take the A436 towards Cheltenham for approximately 5 miles, taking the second right hand turning signposted to Hawling. Follow this road into the village and around a sharp bend to the left where the property will be found after a short distance on the left hand side.

What 3 Words: acoustics.roses.quickly

Floor Plan

Approximate Gross Internal Area = 129.20 sq m / 1391 sq ft
Outbuilding = 17.70 sq m / 190 sq ft
Total = 146.9 sq m / 1581 sq ft

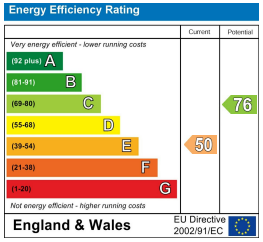


Ground Floor

Outbuilding
(Not Shown in Actual Location / Orientation)

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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