



## HAMPEN, ANDOVERSFORD

GL54



# 3 LOWER HAMPEN COTTAGES

Tucked away in a quintessential Cotswold hamlet, enjoying uninterrupted views to the west, the property is a handsome semi-detached stone cottage which has been carefully restored.



Local Authority: Cotswold District Council

Council Tax band: C

Tenure: Freehold

Property area: 2,258 sq ft

Land area: 0.27 acres

Guide Price : £975,000



## GROUND FLOOR

The accommodation is versatile, naturally light and extending to 2,258 square feet over two floors, the cottage briefly comprises a kitchen/breakfast room, a sitting room, dining room, study, a snug (occasional fourth bedroom), a cloakroom and utility.







## FIRST FLOOR

Upstairs, there is a large principal suite with a dressing room and separate en suite bathroom. There are two further bedrooms and a family bathroom. The cottage is tastefully finished and immaculately presented.

Services:

Mains water and electricity.

Private waste.

Oil fired central heating.



## LOCATION

The hamlet is wonderfully private with one single width country lane leading in and out again. Local towns include Cheltenham, Northleach and Stow-on-the-Wold whilst the village of Andoversford is within easy reach and perfect for the daily paper and basic groceries, has a Post office and a pub. Also, on the way to Cheltenham, there is the expanding and hugely popular 'Dunkertons' at Dowdeswell Park.

Cheltenham provides extensive shopping, cultural and recreational facilities, it also plays host to a number of annual festivals including Literature, Classical Music, Jazz, Science, Cricket and of course the National Hunt Racing Festival. Cheltenham Spa railway station offers direct routes into London Paddington, Bristol Parkway and Birmingham New Street and International airports at Bristol and Birmingham.

There are several popular private and state schools in Cheltenham town. Amenities and sporting facilities in the area are excellent.

Stow-on-the-Wold 12 miles, Burford 15.2 miles, Northleach 6.3 miles, Cheltenham 8 miles, Cirencester 16.2 miles, Oxford 33.3 miles, London 92 miles, Cheltenham Spa Station 11.1 miles, Kingham Station 17.4 miles, Kemble station 20.4 miles (all mileages are approximate)







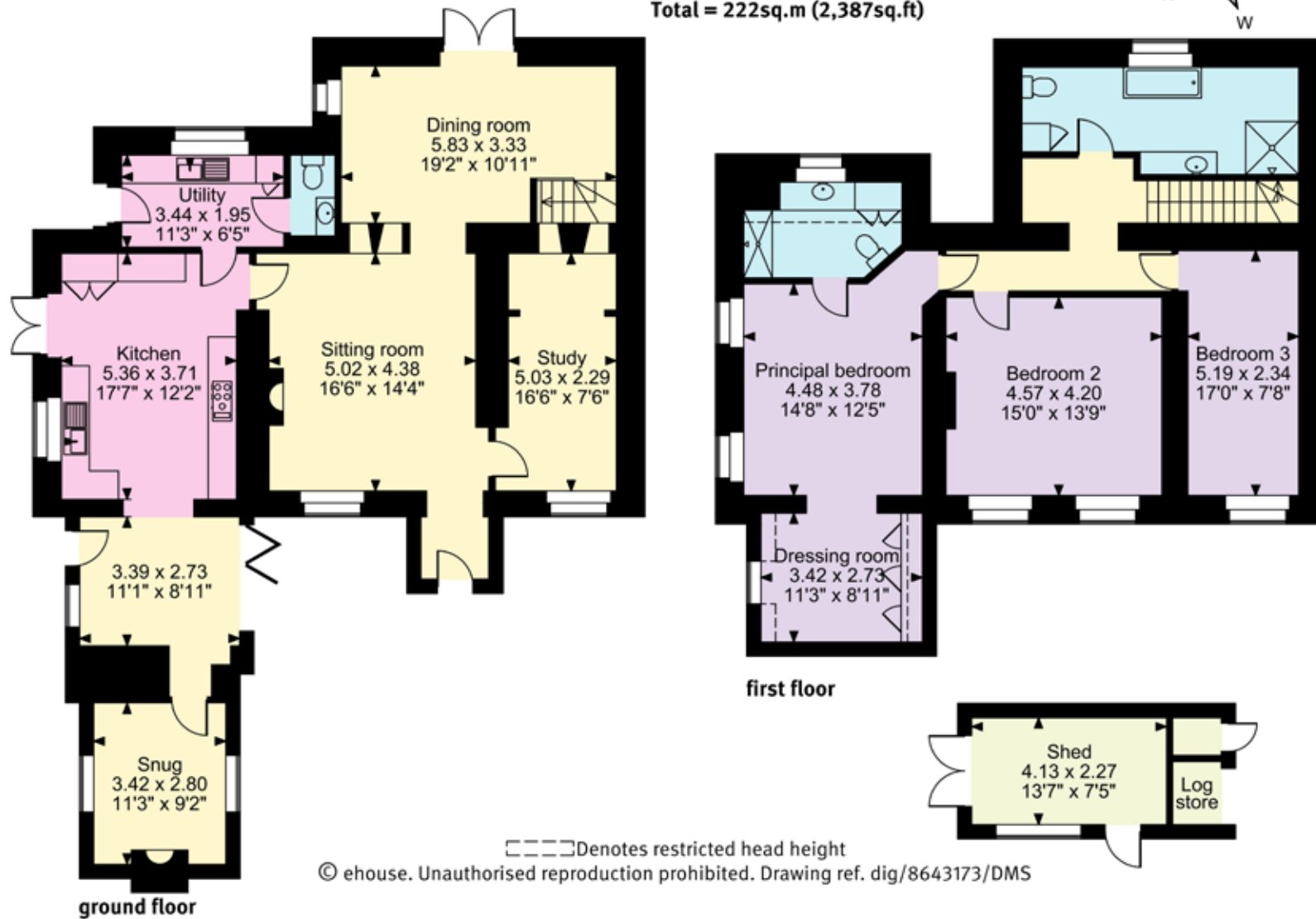
**Lower Hampen Cottages, Andoversford, Cheltenham**

**APPROXIMATE GROSS INTERNAL FLOOR AREA**

Main House = 210sq.m (2,258sq.ft)

Shed & Log Store = 12sq.m (129sq.ft)

Total = 222sq.m (2,387sq.ft)



Approximate Gross Internal Area = 210 sq m / 2,387sq ft

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)

We would be delighted  
to tell you more.

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