



BEECH COTTAGE

COLN ST ALDWYNS, GLOUCESTERSHIRE

Hatherop 1 mile, Fairford 3 miles, Cirencester 8 miles, Burford 10 miles, Swindon Station 17 miles (Paddington 55 minutes), M4 (J15) 20 miles (All distances and times are approximate)

An exquisite two-bedroom mid-terrace cottage with planning permission to extend in this wonderful Cotswold village

Ground Floor: Entrance Porch
Kitchen/Dining Room • Sitting Room

First Floor: Two Bedrooms • Shower Room

Outside: Front Garden • Store
West Facing Dining Courtyard • Storage Shed



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DESCRIPTION

Beech Cottage is classic mid-terrace Cotswold stone cottage thought to back to the Regency period. It has been completely renovated, and the interiors are exquisitely presented with enormous style, combining contemporary fittings with character features creating a truly delightful Cotswold retreat. The living space is currently arranged over two floors with a lovely kitchen dining room with an electric Everhot cooker complemented by a sitting room with woodburner and two comfortable bedrooms served by a shower room upstairs. The cottage is set well back from the road by a deep and sunny front garden and has an enclosed courtyard to the rear, a sheltered spot for summer dining. The cottage has served as a successful holiday let and could be an excellent 'turnkey' investment.

The current owner has obtained planning permission for a single storey extension to the rear if required. Ref 4/00005/FUL dated 8th March 2024.

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; the popular New Inn pub and a cricket club. Of particular note and rare in rural villages is the marvelous community-run shop. A short stroll from Beech Cottage, 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 garden.



Fairford has a broader range of amenities that serve the town and its surrounding area, including a weekly market. Cirencester (about 8 miles) has an excellent range of shops and services including Waitrose and a variety of independent boutiques, pubs and restaurants. The Pig hotel is in nearby Barnsley as are the artisan cafes Twig and Eleven in Bibury.

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

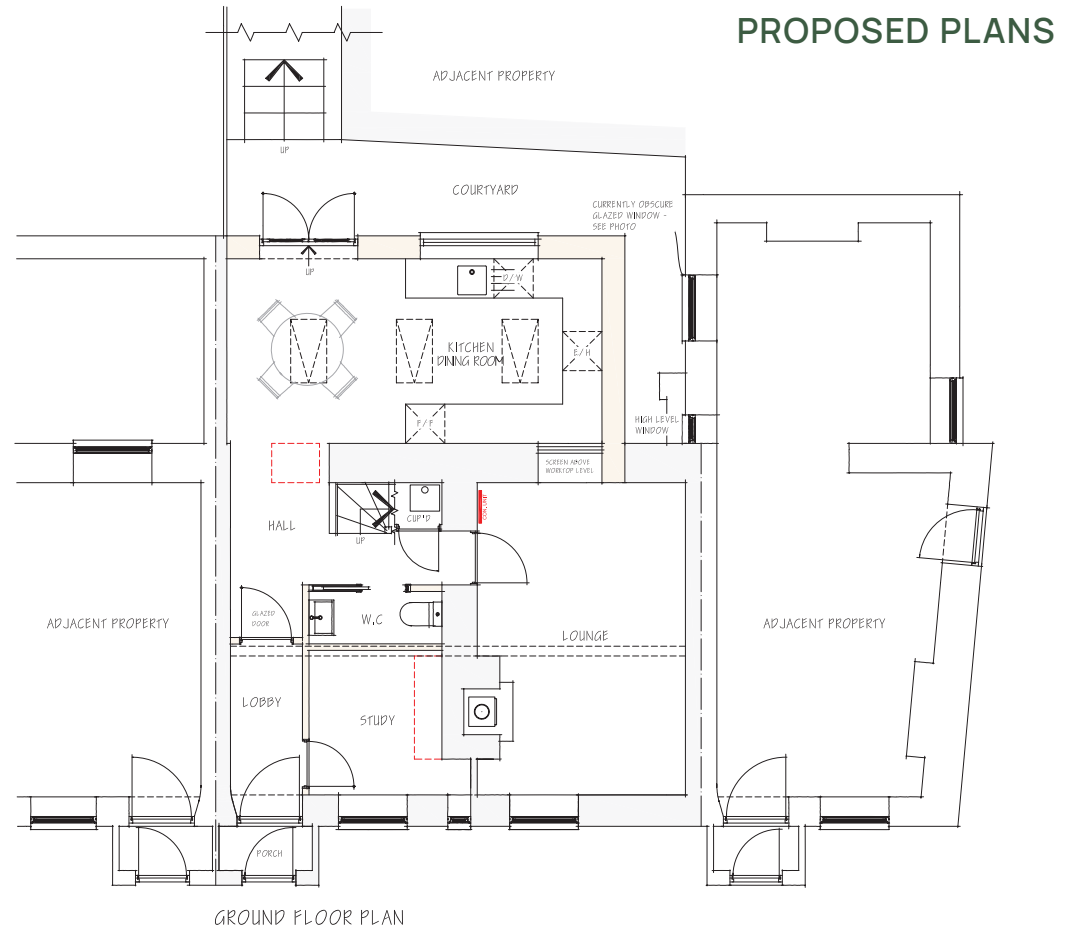
Mains water, drains and electricity. 'Smart' electric heating (the combi boiler is under the stairs, it can be controlled via an App). Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

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.

Flying Freehold: There is a flying freehold in so far as part of one of the first floor of No 41 Bibury Road is situated above the sitting room of Beech Cottage (No 42).





FIXTURES & FITTINGS

Only those items mentioned in these sales particular are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation. The contents are also available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band C

EPC

Band E



VIEWINGS

Please telephone Elizabeth at Butler Sherborn, Cirencester - T: 01285 883740 or E: cirencester@butlersherborn.co.uk

DIRECTIONS

Postcode: GL7 5AW - 42 Bibury Road
 what3words: ///cook.contoured.dolls

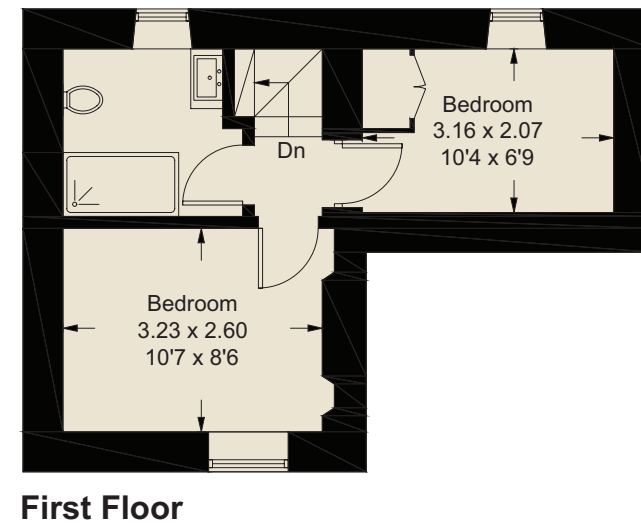
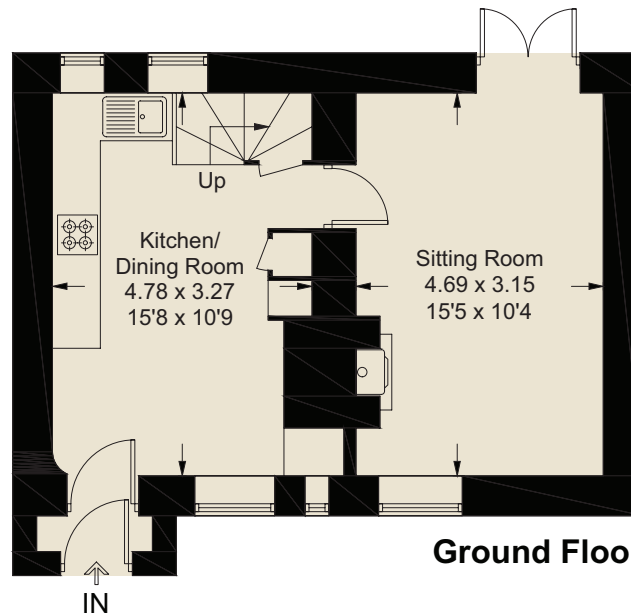


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Beech Cottage

Approximate Gross Internal Area = 58.1 sq m / 625 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296536)



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