



GUIDE PRICE
£450,000
Sevenhampton
Cheltenham GL54 5SL



THE PROPERTY

Occupying a wonderfully tranquil position looking over the Coln Valley in the premium Cotswold village of Sevenhampton, an attractive Cotswold stone period cottage offering tremendous potential for complete refurbishment throughout.

Arriving via a gravelled driveway providing ample off-road parking for several vehicles, the property is flanked by mature gardens situated predominantly to the front and side, ideally positioned to enjoy the leafy views across the valley.

The ground floor accommodation opens through an entrance porch into a hall with adjacent walk-in coat and boot store. From here, doors lead through to a kitchen, bathroom and separate cloakroom, and a sitting room with stairs rising to the upper level. Attached to the side of the cottage is a substantial garage and workshop, presenting an exciting opportunity to integrate into the main living accommodation to create a larger footprint, subject to obtaining the necessary planning permissions.

On the first floor, the landing connects three bedrooms, comprising two double bedrooms enjoying lovely outlooks and a third single bedroom or ideal home office, together with a first-floor cloakroom/WC.

Presenting a rare blank canvas in an idyllic rural setting, this charming cottage provides a fantastic opportunity to create a bespoke country home in one of the Cotswolds' most sought-after locations.

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SITUATION

Sevenhampton stands as one of the region's most exclusive and coveted settlements, cradled by the sweeping valleys of the Cotswolds National Landscape just six miles east of Cheltenham and twelve miles from Stow-on-the-Wold. This remarkably tranquil village is characterised by its striking period architecture and classic drystone-walled lanes, delivering an idyllic sense of country isolation whilst maintaining superb regional links.

At the core of the parish is a fine collection of heritage homes, anchored by the architectural splendour of the Grade I listed St Andrew's Church, a beautiful Norman landmark overlooking the upper Coln Valley. Local civic life revolves around the active Rhodes Memorial Hall, while a fantastic selection of classic country pubs, farm shops, and fine dining options are easily accessible in neighbouring Andoversford, Guiting Power, and Winchcombe. Practical day-to-day requirements and primary schooling are excellently provided for in nearby Andoversford, which features a well-stocked village store and post office, whilst the close proximity of the A40 facilitates effortless travel towards Cheltenham, Oxford, and London.

Country pursuits are immediately on the doorstep, with a rich network of public footpaths and bridleways winding straight into the High Wolds and the ancient canopy of Puckham Woods. Sevenhampton's enduring appeal is found in this exact combination: it offers an untouched retreat of quintessential character, ideally suited for discerning buyers who demand seamless proximity to premium town-centre amenities alongside the profound peace of an elite country address.

ADDITIONAL INFORMATION

Mains electricity and water are connected. Drainage to private septic tank within the land. Electric night storage heating.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected via Gigaclear. Mobile signal available - see: checker.ofcom.org.uk

Within Sevenhampton Conservation Area and the Cotswold National Landscape.

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.







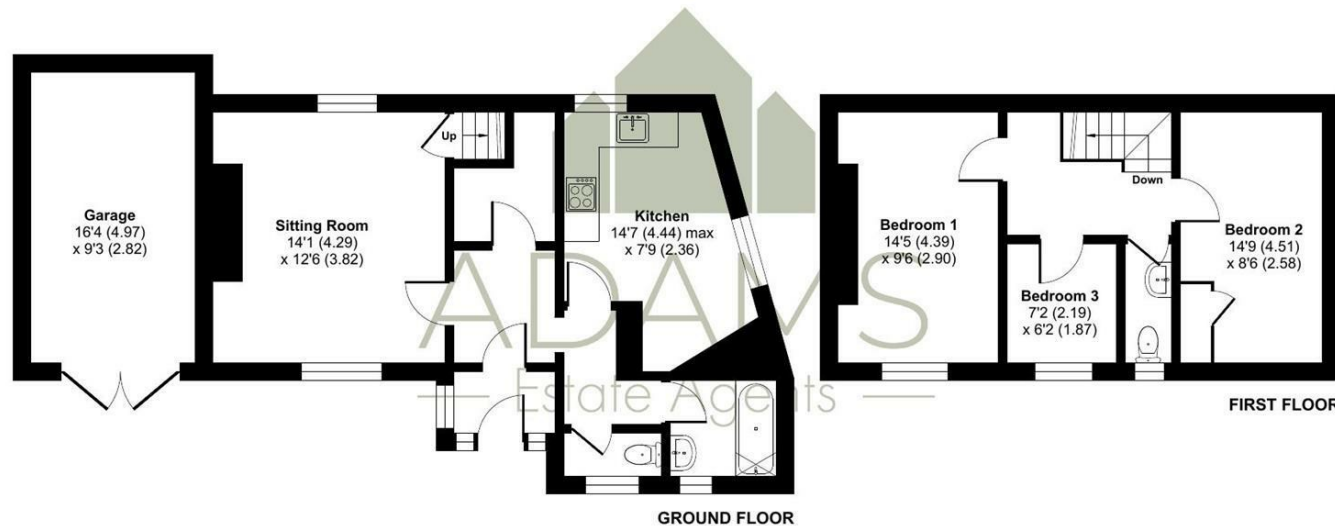
Sevenhampton, Cheltenham, GL54

Approximate Area = 897 sq ft / 83.3 sq m

Garage = 151 sq ft / 14 sq m

Total = 1048 sq ft / 97.3 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

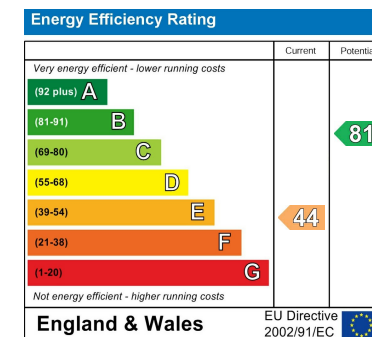
Cotswold District Council

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1514081



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