

WYCOMB COTTAGE,
SYREFORD, CHELTENHAM, GL54 5SJ

 Charles Lear



WYCOMB COTTAGE

A charming Cotswold stone house set back within its gardens, Wycomb Cottage offers a harmonious mix of character and practicality, with spacious reception rooms, adaptable bedrooms including a principal suite with adjoining room, and a setting that combines village life with rural tranquillity only a short distance from Cheltenham and Winchcombe.

The house is set back behind lawns and mature planting, with borders that frame the stone elevations and a terrace providing space for outdoor seating. The gardens offer seasonal colour and privacy, and there is off-street parking to the front along with a useful garden store.

Inside, a central reception hall gives access to three reception rooms. The drawing room, with dual aspect and fireplace, is the principal space. The dining room, also with a fireplace, connects directly to the kitchen. A smaller sitting room provides an inviting retreat, well suited to more informal use. A cloakroom is positioned off the hall, and for added practicality the utility room offers direct access to the garden.

Upstairs, the principal bedroom is complemented by an adjoining room, suited to use as a dressing room, nursery, or occasional bedroom, together with an en suite bathroom. A further double bedroom with its own en suite provides a second suite, while another double bedroom and a family bathroom complete the arrangement.





SITUATION

Syreford is a peaceful hamlet within the Cotswolds Area of Outstanding Natural Beauty, around five miles from both Cheltenham and Winchcombe. The village is well placed for access to the A40 providing links to a selection of larger Cotswold villages, Oxford and London as well as the A435 to Cirencester whilst Cheltenham town centre is only 8 miles away. The neighbouring village of Andoversford is roughly a five minute drive away offering a local shop/post office, public house and popular primary school and noteworthy The Frogmill Inn, a popular gastro pub/boutique hotel is just one mile from the village.

GENERAL INFORMATION

Services:
Mains water & electricity are connected to the property, along with private waste and LPG fired heating.

Local Authority:
Cheltenham Borough Council: 01242 262626
Council Tax Band: F

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Floor Area = 205.0 sq m / 2203 sq ft

