



ASPHODEL COTTAGE

TARLTON, GLOUCESTERSHIRE

Cirencester 5 miles, Tetbury 7 miles,
Malmesbury 10 miles, Cheltenham 18 miles
Kemble Station 2 miles (London, Paddington from 69
minutes), M4 (Junction15) 22miles
(All distances and times are approximate)

An Exquisite Grade II Listed Cotswold Cottage

Ground Floor: Open plan Kitchen Living Room

First Floor: Bedroom • Bathroom

Outside: Outbuilding • Garden • Parking

Butler 
Sherborn

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DESCRIPTION

Dating from approximately 1624, this enchanting Grade II Listed Cottage is located in the highly sought after village of Tarlton. Detached, it has enormous charm and character with a thatched roof and original features throughout. Completely renovated by the current owner it is very well presented having an open plan living space with underfloor heating. There is a fully fitted handmade kitchen with Bosch and Neff appliances to one end, a dining area, plus a lounge seating area with its wood-burning stove set in an inglenook fireplace. Upstairs is a charming bedroom with vaulted ceiling and adjoining bathroom.

Outside, Asphodel Cottage has a beautiful south-facing garden to the rear which has been thoughtfully landscaped to enhance the position with wonderful views over the Bathurst Estate. There is a walled and stone-paved seating area with uplighting and power. To the front is private parking and an outbuilding with scope for conversion, subject to the necessary consents.

Asphodel Cottage currently serves as very popular holiday let but would also make a wonderful Cotswold retreat.

SITUATION & AMENITIES

Tarlton is a pretty rural hamlet, off the beaten track and surrounded by beautiful country, but conveniently located within two miles of Kemble Station and a short drive of the historic market towns of Cirencester and Tetbury. Nearby picturesque villages include Rodmarton, which has a primary school (Ofsted : Good), with many fine pubs in the area including The Bell at Sapperton and The Potting She at Crudwell.

Cirencester, known as 'The Capital of the Cotswolds', provides an excellent range of independent shops; boutiques; and restaurants; as well as regular markets and three supermarkets, including Waitrose. The attractive town of Tetbury is within a short drive and the larger centre of Cheltenham has excellent shopping and dining and is also host to literary; jazz; and food festivals.

SERVICES

Mains water and electricity. Private drainage. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required). Electric heating and underfloor heating in the Living area. Fibre Broadband.

TENURE

Freehold

FIXTURES & FITTINGS

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

LOCAL AUTHORITY

Cotswold District Council





Asphodel Cottage, 49 Sandpool Lane, Tarlton, Cirencester GL7 6PA

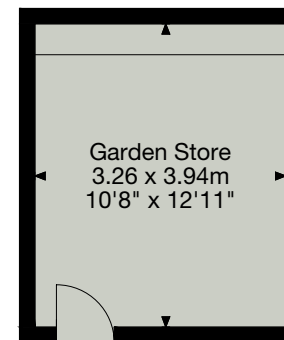
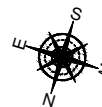
Gross Internal Area (Approx.)

Main House = 60 sq m / 645 sq ft

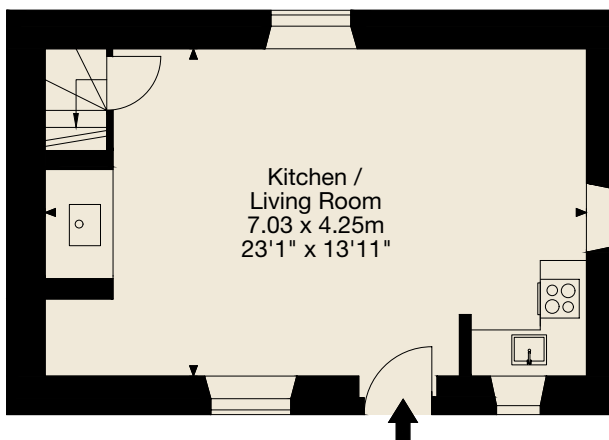
Outbuilding = 12 sq m / 129 sq ft

Total Area = 72 sq m / 774 sq ft

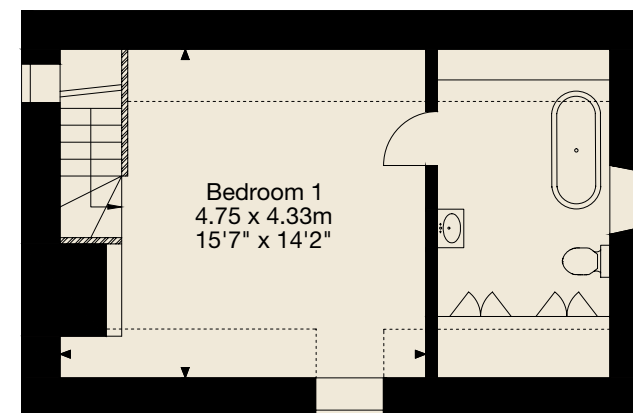
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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.



Outbuilding



Ground Floor



First Floor

COUNCIL TAX

Band D

EPC

Band F

VIEWINGS

Viewing by appointment only. Please telephone Butler Sherborn Cirencester Office:

T: 01285 883740 | E: cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 6PA)

what3words: [///qualified.sits.haystack](https://www.what3words.com/qualified.sits.haystack)

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