

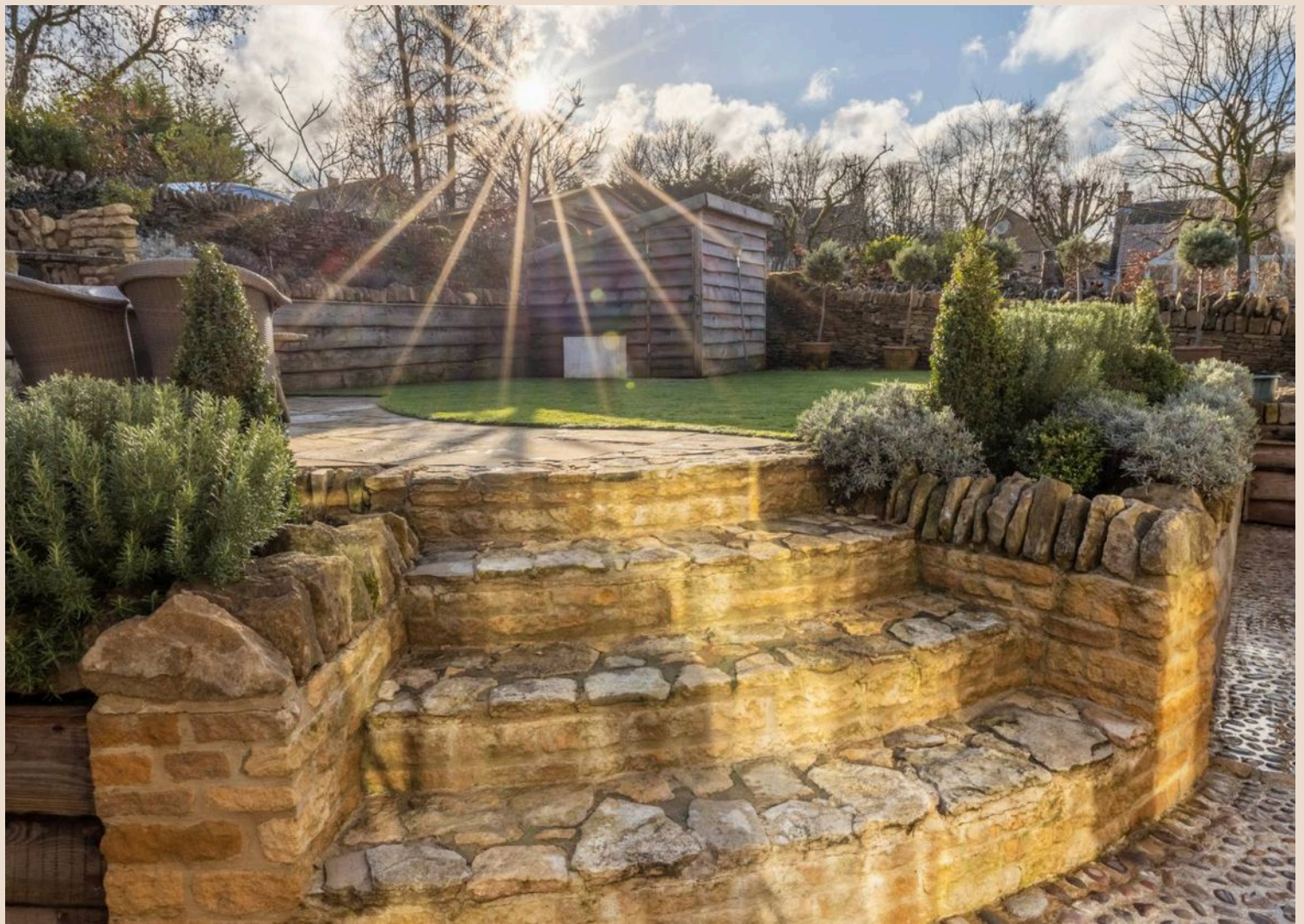


## Glebe Cottages, Hawling

£849,950 Freehold

Private driveway for three vehicles • Refurbished open fire and reclaimed mantle piece from Winchcombe • Bespoke, locally made kitchen with larder for extra storage • Feature clad wall in the living room constructed from local stone • Two-tiered South facing garden separated with Waney Edge Cedar sleepers, Cotswold stone barbecue with a rotisserie, sun trap terraced seating area and lower seating area with pebbled stone finish • Hawling village is steeped with historic importance and has maintained its idyllic, quaint Cotswold charm • Porcelain tiles on the ground floor with underfloor heating in parts combines practicality and style • Cabin houses a utility area with space for 2 washing and drying machines. The home office and has further storage, heating and it's own w.c. • Totalling four double bedrooms - one of which is on the ground floor with en-suite - with three bedrooms and two bath/shower rooms on the first floor







This exceptional four-bedroom semi-detached home elegantly blends the character of its 1950s workman's cottage origins having undergone a sophisticated refurbishment and extension. Underfloor heating sweeps across much of the ground floor, the bespoke, locally crafted kitchen is a true centrepiece, thoughtfully designed with a generous larder and a picture window framing tranquil views of the surrounding fields, while the living room exudes a sense of refined cosiness with its feature wall clad in local stone and a refurbished chimney housing a bio-ethanol open fire beneath a reclaimed Winchcombe mantelpiece. The French doors open out from the lounge area of the open plan living space and connects the indoor cosiness with the outdoor tranquillity making the most of the South facing aspect. The ground floor also offers a versatile double bedroom with en-suite, ideal for guests or multi-generational living, complemented by three further double bedrooms and two beautifully appointed bath and shower rooms upstairs. Each bathroom features Hansgrohe brassware, Roca sanitaryware and cabinetry, and sleek heated towel rails for every-day luxury. The property's private driveway accommodates three vehicles, and a redesigned cabin that provides a versatile utility area (with space for dual washing and drying machines) as well as a dedicated home office, complete with heating, storage, and its own w.c. The two-tiered South facing garden which is separated with Waney Edge Cedar sleepers, has been deliberately designed for all year-round beauty and effortless maintenance featuring a Cotswold stone barbecue with a rotisserie, sun trap terraced seating area.

Set within the picturesque and tranquil Hawling village, renowned for its Cotswold charm and historic links to the nearby Hawling Manor. Hawling is one of those Cotswold villages that buyers actively seek out but rarely see houses come to market. Tucked quietly between Winchcombe and Andoversford, just a short drive from Cheltenham, it offers the best of both worlds with rural calm with easy access to town, schools, and the A40. The village itself is small, unspoilt and non-touristy, centred around its beautiful parish church and surrounded by open countryside, rolling fields and far-reaching walks straight from the doorstep. There's no through traffic, no noise, and no sense of overdevelopment. It's an established, tightknit community where homes are cared for and privacy is respected.

No onward chain

Council Tax band: C

Tenure: Freehold

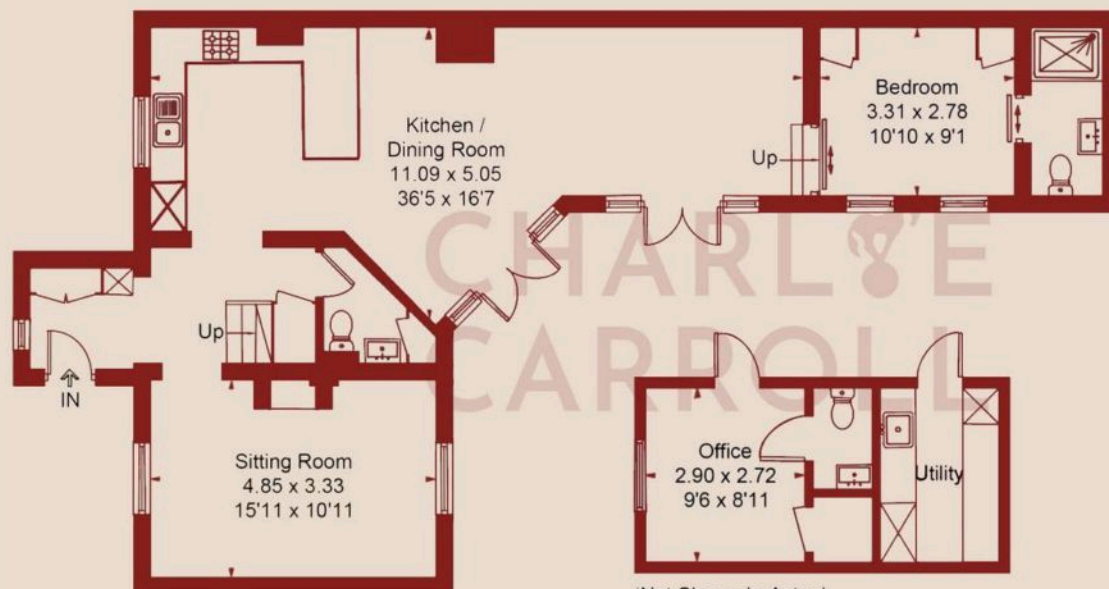
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



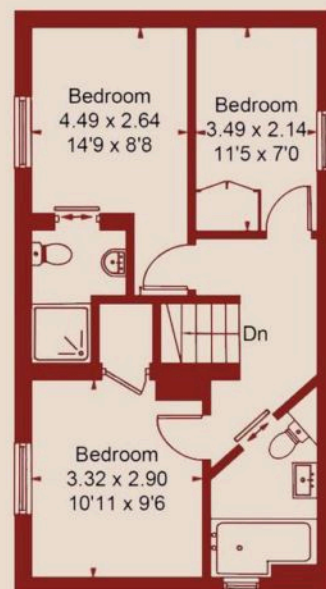
Approximate Floor Area = 129.2 sq m / 1391 sq ft  
Outbuilding = 17.7 sq m / 190 sq ft  
Total = 146.9 sq m / 1581 sq ft

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Ground Floor

(Not Shown In Actual  
Location / Orientation)



First Floor

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