



SWYRE FARM COTTAGE

Near Aldsworth, Cheltenham, Gloucestershire



SWYRE FARM COTTAGE NEAR ALDSWORTH

A beautifully presented five bedroom family home with an annexe and landscaped gardens, set in a desirable rural setting.

			EPC
5-6	3-4	4-5	C

Local Authority: Cotswold District Council Council Tax band: E Tenure: Freehold

Services: Mains water and electricity. Oil-fired central heating. Gigaclear full-fibre broadband.

Distances: Cirencester 11 miles | Cheltenham 19 miles | Northleach 5 miles | Charlbury Station 16 miles (London Paddington 70 mins). (All distances and times are approximate).

Directions: What3Words: ///samples.stunner.decorator

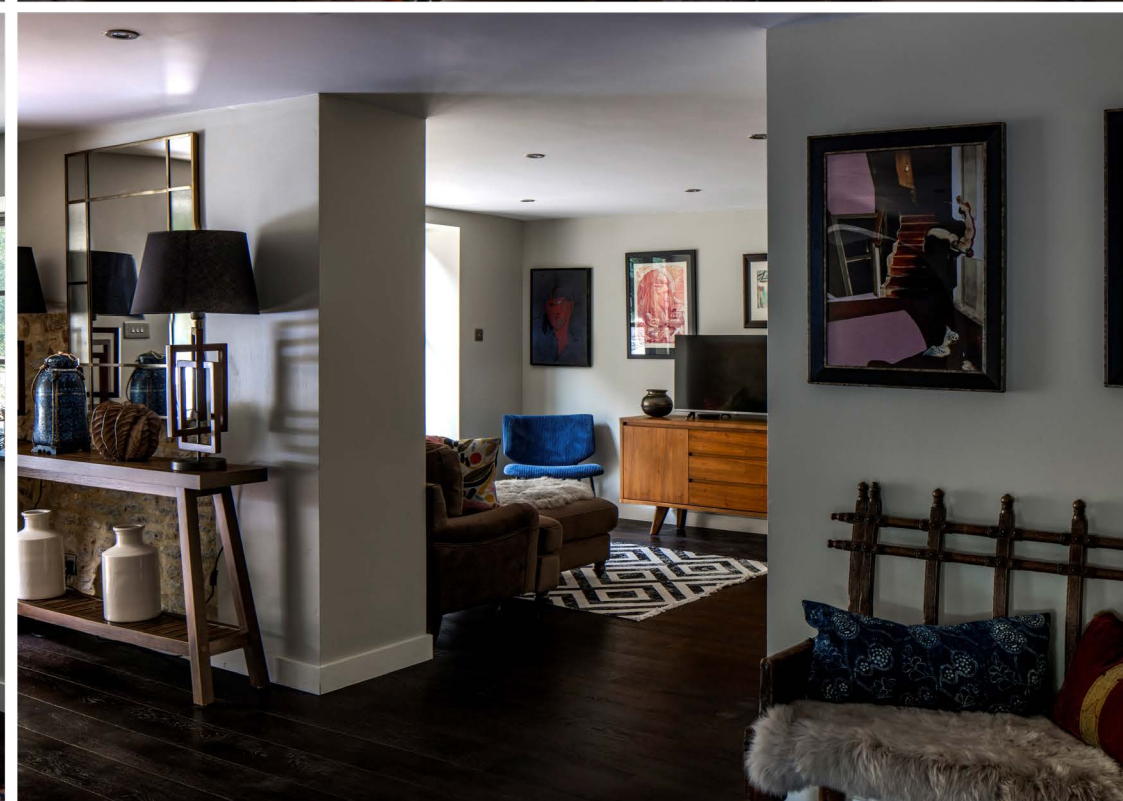
Guide Price: £1,750,000

PROPERTY

Swyre Farm Cottage has been thoughtfully refurbished and extended, blending original character with contemporary finishes to create a superb turnkey home. Located in an idyllic setting in the Coln Valley, overlooking the surrounding countryside, ideally situated between the sought-after villages of Coln St. Aldwyns and Aldsworth.

The ground floor is very well proportioned and has a natural flow throughout. There is plenty of both formal and casual reception space, along with a downstairs cloakroom and a utility room with external access. The kitchen features 5-metre vaulted ceilings, along with glazed doors opening on to a walled courtyard, ideal for outdoor dining. There is underfloor heating throughout the ground floor. The first-floor accommodation includes a spacious principal suite with dressing room and en suite, four further double bedrooms, and two additional bath/shower rooms, all with excellent natural light and countryside views.

A detached, self-contained one bedroom annexe provides flexible additional accommodation, featuring an open-plan kitchen/reception, bedroom, and shower room with underfloor heating and full WiFi connectivity, making it ideal for guests or home working.





SITUATION

Swyre Farm Cottage is quietly situated in a lovely rural location within an Area of Outstanding Natural Beauty between Coln St. Aldwyns and Aldsworth.

Aldsworth is an unspoilt Cotswold village, situated between the historic market towns of Burford and Cirencester (7 and 11 miles respectively), both offering excellent shopping facilities, pubs, schools, and churches. The market town of Northleach (4 miles) has a surgery, a chemist, a post office, a butcher, and other stores, as well as pubs and restaurants. Larger centres such as Oxford and Cheltenham provide more comprehensive leisure, cultural, and shopping facilities.

Aldsworth itself benefits from a village pub, while the Church of St Bartholomew, set slightly away from the centre, is a fine example of late Norman architecture.

Road and rail communications are provided by the mainline stations at Charlbury and Kemble, which offer frequent services to London Paddington. The A40 near Burford provides good access to Oxford, and the M40 provides access to London and Birmingham.

The desirable village of Coln St. Aldwyns is 2.4 miles south of Swyre Farm Cottage and benefits from a well-stocked village shop, café and pub.





GARDENS

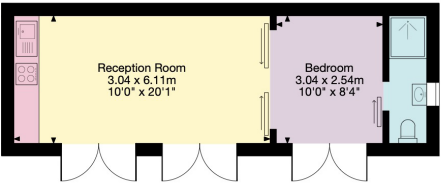
The gardens are thoughtfully landscaped and enjoy a southerly aspect, with the plot gently rising away from the house towards the annexe, creating a sense of space and privacy while maintaining open views across the surrounding countryside. The grounds comprise a lawned garden interspersed with mature trees and planting, along with landscaped borders that provide year-round colour and structure. A charming walled courtyard sits directly off the kitchen, ideal for outdoor dining, while the property further benefits from stunning far-reaching views over open countryside and the River Leach. Ample private off street parking is available in front and side of the cottage.



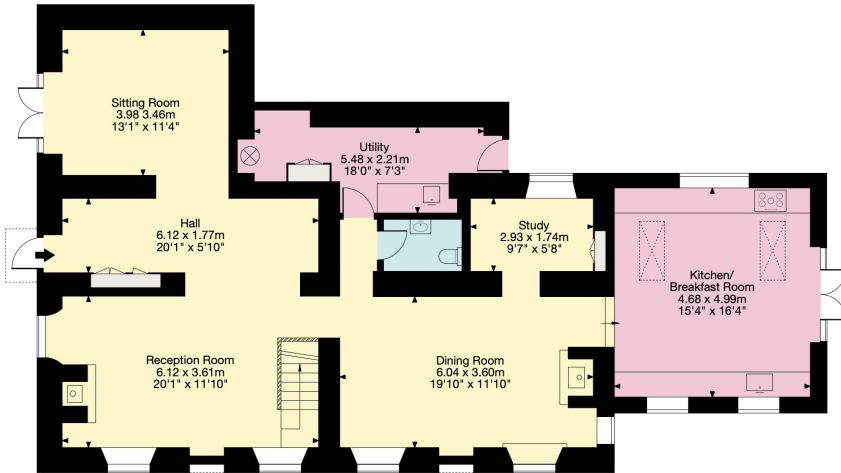
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Gross Internal Area (Approx.)
Main House = 241 sq m / 2,594 sq ft
Annexe = 30 sq m / 322 sq ft
Total Area = 271 sq m / 2,916 sq ft

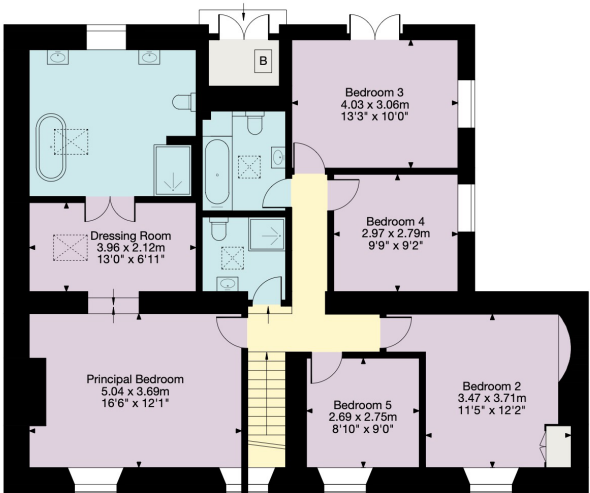


Annexe



Ground Floor
Main House

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



First Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

01285 659 771

One Market Place,
Cirencester GL7 2PE
cirencester@knightfrank.com

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Harry Pearson
01285 882003
harry.pearson@knightfrank.com

Knight Frank Cirencester
One Market Place
GL7 2PE

knightfrank.co.uk

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