

# Cotswold Cottage, Coln St. Aldwyns, Gloucestershire

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# A charming, detached, Cotswold stone cottage in the heart of Coln St. Aldwyns.

## Summary of accommodation

### Main House

Ground Floor: Kitchen/breakfast room | Dining room | Sitting room | WC

First Floor: Principal bedroom | Two further double bedrooms | Family bathroom

Second Floor: En suite bathroom for the principal bedroom

Accommodation in all about 207.4 sq m/2,232 sq ft

### Outside

Stone outbuilding | Single garage

## Distances

Hatherop 1 mile | Fairford 3 miles | Cirencester 8 miles | Burford 11 miles | Swindon 16 miles  
(London Paddington 55 minutes) | M4 (J15) 18 miles

(All distances and times are approximate)



## Situation

Cotswold Cottage sits near the centre of the beautiful and popular village of Coln St. Aldwyns. Surrounded by some of the most attractive countryside in the Cotswolds, the village has an excellent Post Office/village store, an active church and a renowned pub/hotel, The New Inn. The well-known Hatherop Castle School and Hatherop Primary School are within about a mile of the village, and there are also excellent state and private schools within the area. The nearby market towns of Fairford and Lechlade have a good selection of shops as well as providing more extensive services such as doctors' surgeries, a library and a number of restaurants. The larger centres of Cirencester and Swindon provide more extensive shopping and leisure facilities. Local sporting facilities include golf with several courses in the area, and in addition, there are water sports at the Cotswold Water Park and numerous bridleways and footpaths.



## Cotswold Cottage

Cotswold Cottage is a charming three bedroom detached Cotswold stone cottage near the heart of Coln St. Aldwyns. The house, originally two workers' cottages, is built of natural Cotswold stone with a traditional stone tiled roof. The current owner has refurbished and extended the property to create generous proportions throughout. The house lends itself to entertaining, with a large sitting room leading to a sunken patio through french doors and a separate dining room. Upstairs are three good double bedrooms, and the principal has a large en suite bathroom with underfloor heating. A family bathroom services the two other bedrooms with a free-standing shower.

## Outside

The garden sits to the rear of the property and is laid mainly to lawn with mature borders. There is a stone outbuilding which could be converted into an office or garden room but historically has been used as a garden store. Attached is a single garage perfect for extra storage or subject to the relevant permissions could be developed.







## Property Information

**Guide Price:** £1,150,000

**Tenure:** Freehold.

**Services:** Mains electricity, water and drainage. Private gas supply.

**Local Authority:** Cotswold District Council

**Council Tax Band:** G

**Energy Performance Certificate Rating:** E

## Directions (Postcode GL7 5AD)

What3Words - [///remover.parkland.laces](https://www.what3words.com/#!/remover.parkland.laces)





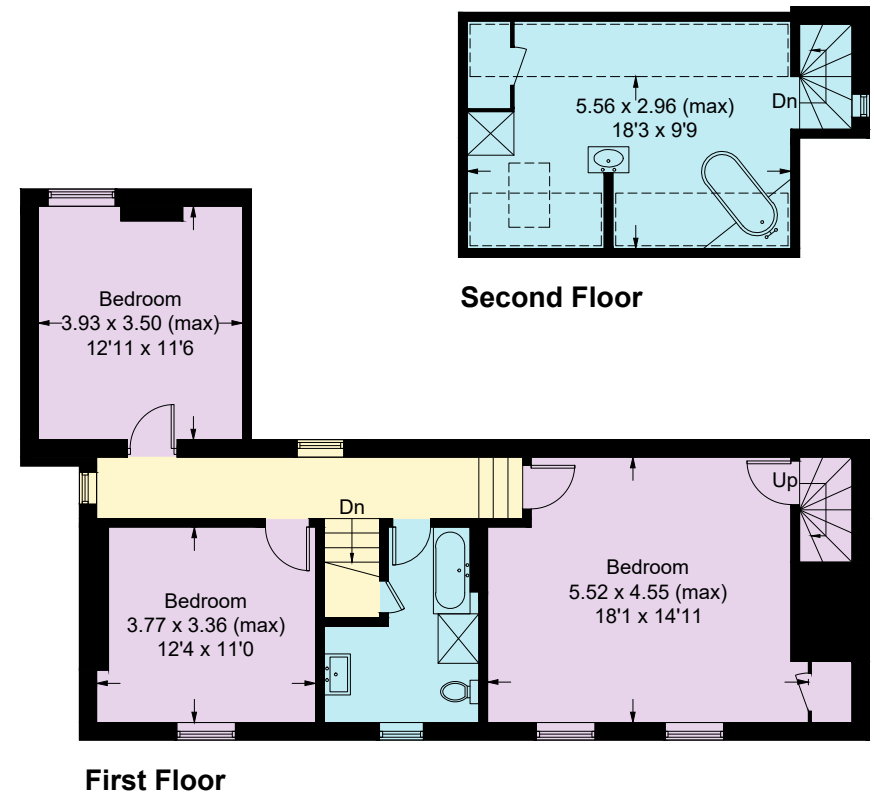
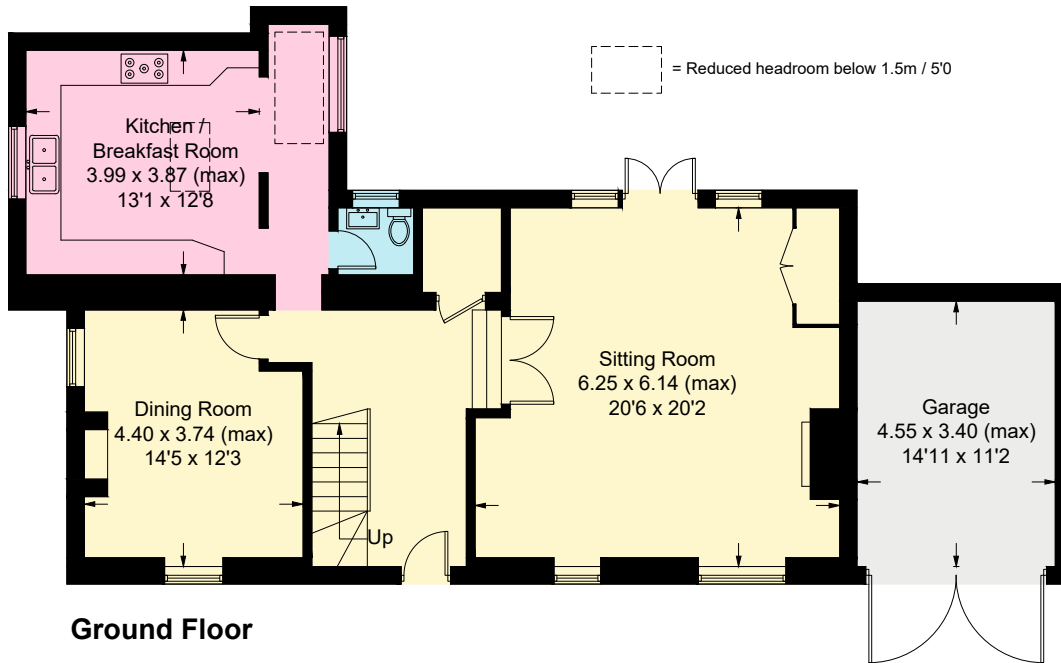
Main House = 191.8 sq m / 2,064 sq ft

Garage = 15.6 sq m / 168 sq ft

Total = 207.4 sq m / 2,232 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated October 2023. Photographs and videos dated October 2023.

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