

The Cart House

Hatherop, Cirencester, Gloucestershire



A recently converted and beautifully presented former Cart House tucked away in a highly sought-after Cotswold village.

Coln St Aldwyns 1 mile | Fairford 3 miles | Cirencester 8 miles | Burford 10 miles
Swindon (Paddington 55 minutes) 16 miles | M4 (J15) 18 miles
(All distances are approximate).



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Summary of accommodation

Main House

Open plan kitchen | Dining room | Sitting room

Bedroom with en suite bathroom | Bedroom with en suite shower room

Outside

2 dedicated spaces in a shared parking area | Private garden





Situation

Times and distances are approximate.



Kemble (15 miles) – London Paddington 70 minutes, Swindon (16 miles) – Paddington 55 minutes, Charlbury (18 miles) – London Paddington 70 minutes.



Hatherop Primary School, Hatherop Castle School, Cheltenham College, Cheltenham Ladies' College, St. Edwards College (Oxford), The Dragon, Radley College, Malborough College.



Bristol and Bath.



Post office and village shop in Coln St Aldwyns (1 mile). Further amenities in Cirencester (8 miles), Burford (10 miles), Cheltenham (23 miles) and Oxford (28 miles).



A40 7 miles, M4 Jct 15 21 miles.



Cheltenham and Bath. Polo at Cirencester and Westonbirt.



The New Inn in Coln St Aldwyns, The Victoria Inn in Eastleach, The Swan At Southrop, Thyme (Hotel, Restaurant and Spa) in Southrop.



Cotswold Water Park.



Heathrow Airport, 70 miles.





The Cart House

The Cart House is a unique property, formerly part of a Victorian walled garden associated with the Hatherop Castle Estate, which has recently been converted to a very high standard and is equally well suited either as a permanent home or as a holiday cottage. Built of Cotswold stone under a tiled roof, the single-storey accommodation is stylishly presented with lovely high sloping ceilings, exposed roof timbers, double-glazed windows, and underfloor heating throughout.

The front door opens into an open plan kitchen/living room, which is very well-equipped with a contemporary range of floor and wall-mounted cupboards and incorporates an electric oven with an induction hob, microwave, fridge, freezer, dishwasher and washing machine.

There are two double bedrooms, one with an en suite shower room which also has a door opening on to the garden, and a bathroom.





Gardens and Grounds

A pedestrian gate leads through a Cotswold stone wall in to the garden and a gravelled path running to the front door. The garden is private and laid to lawn with a paved terrace providing an ideal place for outside entertaining. The property is tucked well back off the village lane and has two dedicated spaces in the shared parking area.

Property Information

Tenure: Freehold.

Services: Mains water and electricity are connected. Shared private drainage. Air source heat pump provides the central heating. Broadband services are connected. Cables for EV charging have been installed to the driveway.

Local Authority: Cotswold District Council

Council Tax: TBC

EPC: C

Postcode:
GL7 3NA

Guide Price:
£550,000

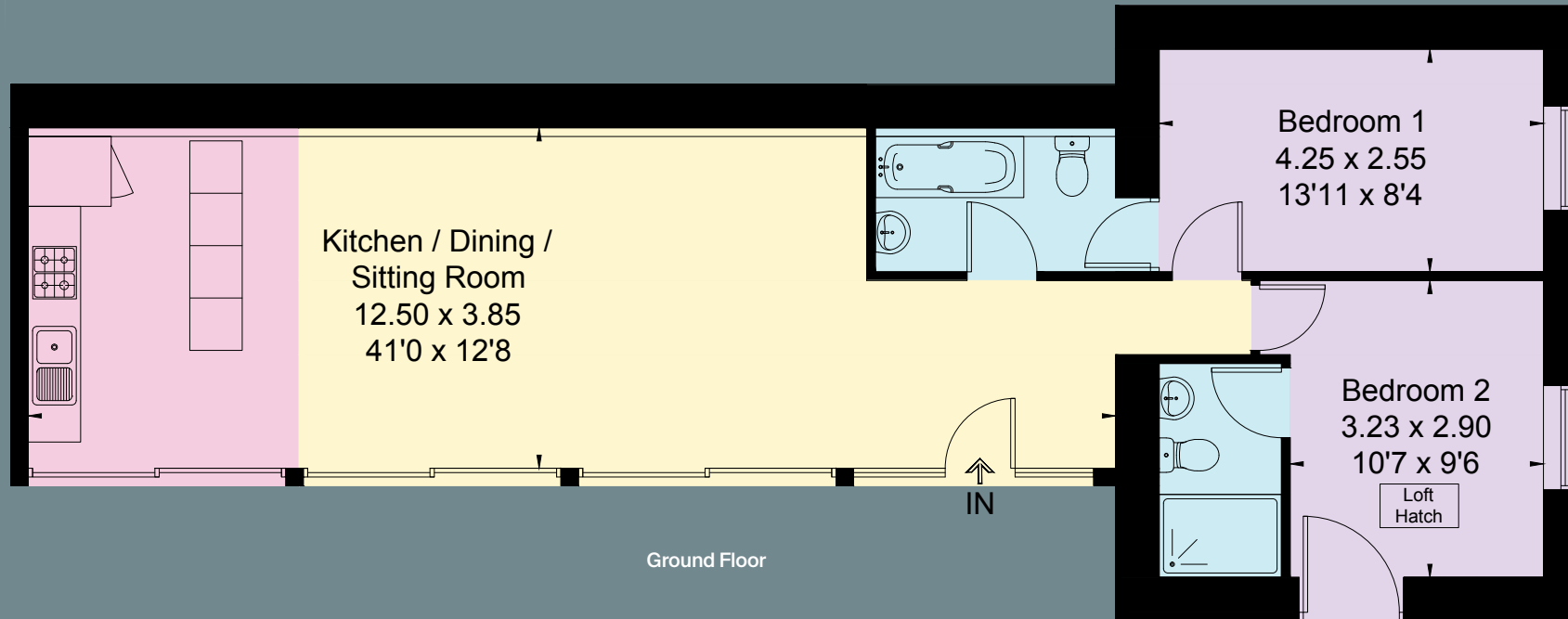
Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area
Total Area = 76.7 sq.m / 825 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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