

Steps Cottage

Sapperton, Nr Cirencester, Gloucestershire



A charming two bedroom semi detached Cotswold stone cottage with private gardens tucked away in the popular village.

Kemble 5.5 miles (London Paddington from 73 minutes) | Cirencester 6 miles | Tetbury 9 miles
Cheltenham 15 miles | Bristol Airport 45 miles | Central London 100 miles
(All distances are approximate).



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1

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Summary of accommodation

Main House

Ground floor: Sitting room | Kitchen | Dining room/Conservatory

First floor: Two bedrooms | Study/bedroom 3 | Family bathroom with WC

Outside

Lawn | Second garden with Studio



Situation

Times and distances are approximate.



Cirencester and Stroud for everyday needs and doctors. Jolly Nice Farm shop in next doors Frampton Mansell.



The Bell and Daneway pubs both within walking distance.



Kemble - London Paddington from 70 mins. Stroud Station (Paddington from 80 mins.)



M4 at Jct 15 and M5 at Jct 11a.



Sapperton village primary school, Beaudesert Park and Rendcomb College private schools, Deer Park, Stroud High School and Pates Grammar Schools.



Excellent walking and cycling on the extensive network of footpaths, roads and bridleways across the region.



Cheltenham, Newbury and Bath. Eventing, Polo at Cirencester and hunting with the VWH and RAU.



Minchinhampton, Cirencester and Edge.



Cotswold Water Park.



Kemble airport.

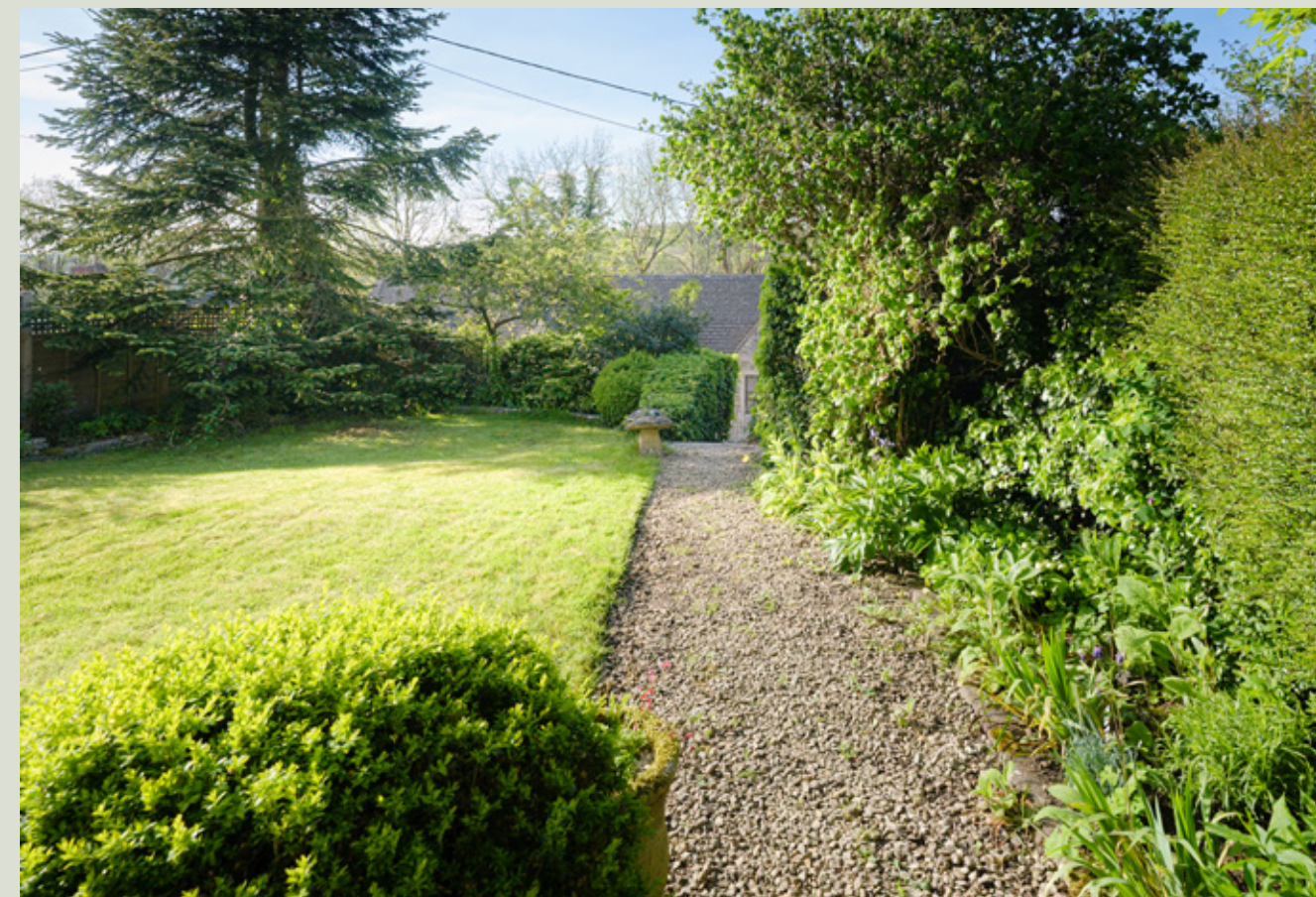


The Property

Steps cottage is a well maintained pretty Cotswold stone semi-detached cottage located in the highly desirable village of Sapperton and the Cotswold Area of Outstanding Natural Beauty.

The semi-detached property is accessed primarily through a wrought iron gate on the village lane, with on street parking. The rear of the cottage can also be accessed from the tarmac footpath beside the village green.

The cottage benefits from extensive well thought out fitted cupboards, heated airing cupboard and ample storage for comfortable living. Inside there is a surprisingly spacious reception room, kitchen and dining room/conservatory. On the first floor are two bedrooms, a family bathroom and bedroom 3/Study.



Gardens

The gardens include a level lawn accessed from the main reception room, a pedestrian gate from the lane or path from the rear of the cottage. To the side is a second garden area with lawn, fruit trees and garden studio.

Parking is on the village lane or close by. Loading and unloading is possible from the tarmac footpath and passageway to the rear entrance of the cottage.

The property is believed to date back to the early 1800s and is not listed. It had been well maintained and used as a letting property – generating in the region of £1,400 per month.

Property Information

Tenure: Freehold.

Services: Mains water and electricity. Fibre broadband is available. Gas central heating and hot water.

Local Authority: Cotswold District Council

Council Tax: E

EPC: E

Postcode:
GL7 6LQ

What3Words: ///builders.luck.question

Guide Price:
£481,500

Viewings:

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

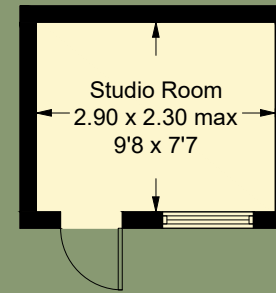
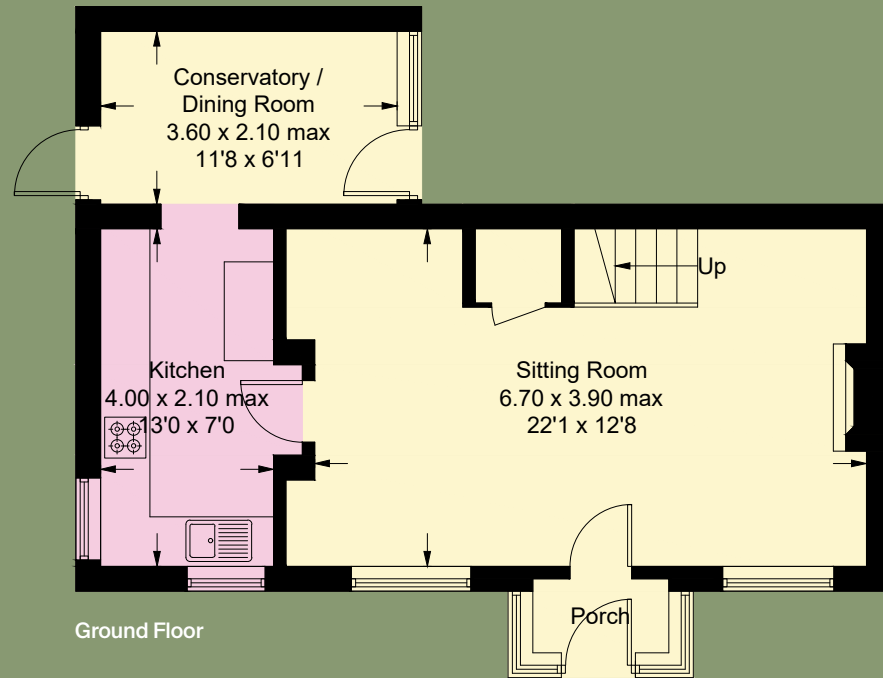
Approximate Gross Internal Floor Area

Main House: 87 sq.m / 936 sq.ft

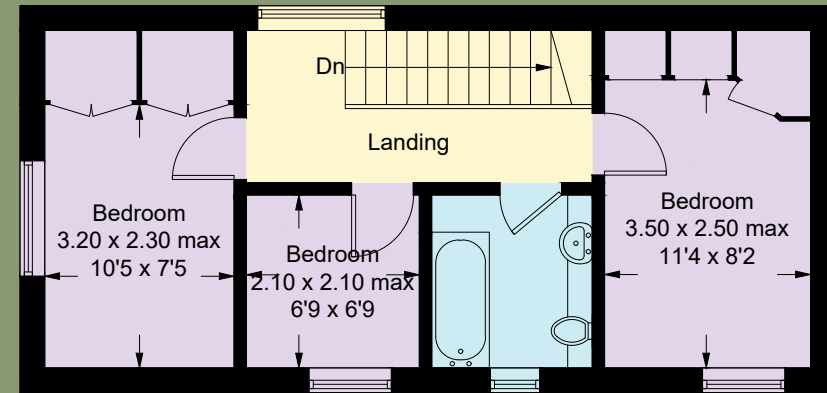
Studio Room: 6.9 sq.m / 75 sq.ft

Total Area: 93.9 sq.m / 1,011 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.



(Not Shown In Actual Location / Orientation)



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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 September 2024. Photographs and videos dated August 2024.

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