

The Potting Shed & The Cart House

Hatherop, Gloucestershire



A recently converted barn and potting shed which formed part of the of estate yard to Hatherop Castle, tucked away in a highly sought-after Cotswold village with large grounds and parking. Being sold as one title.

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 and times are approximate)



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, Marlborough 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).



The Potting Shed



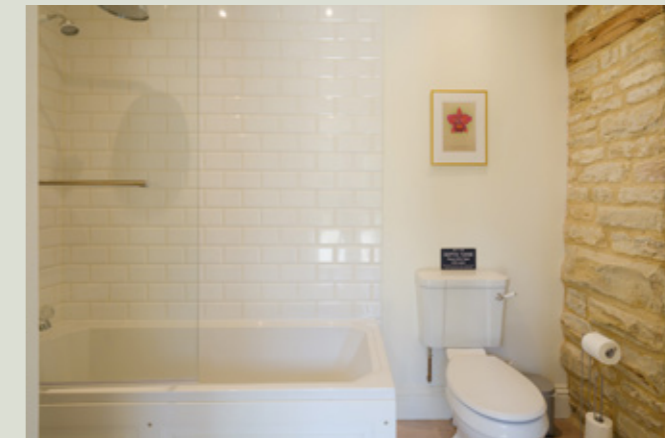
The Cart House

The Property

The Potting Shed, a mellow red three bedroom, three bathroom conversion, and The Cart House, a two bedroom, two bathroom barn conversion, offer a unique situation to acquire two individual properties as one title.

Formerly part of a Victorian walled garden associated with Hatherop Castle Estate, they have recently been converted to a very high standard and would be equally well suited either as a permanent home, holiday cottages, or homes ideal for dual living.

The Potting Shed and The Cart House both offer single storey accommodation, and all bedrooms are en suite. The open plan kitchen/living room in both properties, are very well-equipped and both comprise a contemporary range of floor and wall-mounted cupboards, an electric oven, with an induction hob over, microwave, fridge, freezer, dishwasher and washing machine. The properties are stylishly presented with lovely high ceilings, exposed roof timbers, double-glazed windows, and underfloor heating throughout. Please refer to the floor plans.





Gardens & Grounds

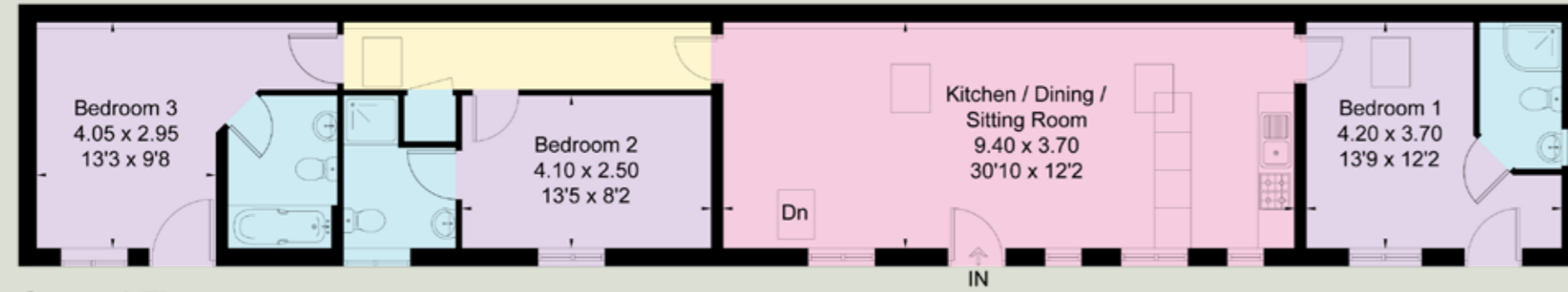
The gardens to the properties are private and laid to lawn with paved terraces providing an ideal place for outside entertaining. The gardens are currently screened off from each other, but they could be opened-up if required. Each property has its own separate pedestrian gate leading from the driveway. Both properties are tucked well back off the village lane and there is parking for at least six cars but more could be created. As part of the property, there is a large lawned garden facing onto the driveway. Between the two properties is an outside storage area. There is outside lighting.

FLOOR PLAN

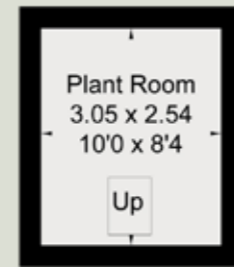
Approximate Gross Internal Floor Area

The Potting Shed: 100.7 sq m / 1,084 sq ft

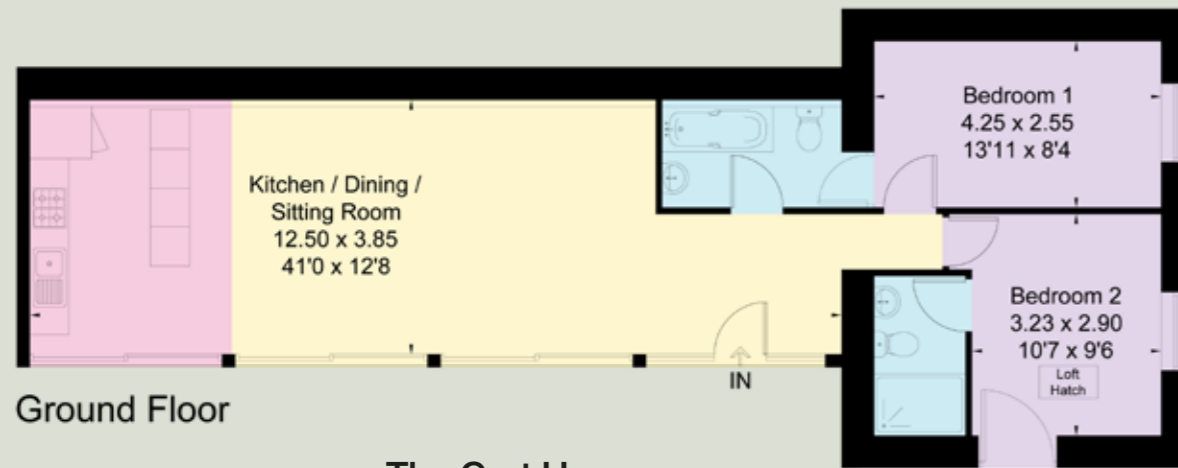
The Cart House: 76.7 sq m / 825 sq ft



Ground Floor



The Potting Shed



Ground Floor

The Cart House

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.

PROPERTY INFORMATION

Property Information

Services:

Mains water and electricity are connected. Shared private drainage. Air source heat pump provides the central heating for both. Broadband services are connected. Cables for EV charging have been installed to the driveway. The Potting Shed has a plant room in the cellar under the living room.

Tenure:

Freehold

What3Words:

efficient.cracked.declining

Local Authority:

Cotswold District Council

Both Properties EPC: C

Postcode:

GL7 3NA

Guide Price:

£1,250,000

Viewings:

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





Cirencester
One Market Place
Cirencester, Gloucestershire
GL7 2PE

Georgina Mason
01285 659 771
georgina.mason@knightfrank.com

knightfrank.co.uk

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated: November 2024. Photographs dated: October 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.