

Hatherop

Cirencester, Gloucestershire



A truly charming Grade II listed Cotswold house with spacious accommodation and beautifully landscaped gardens, backing on to parkland in the sought-after village of Hatherop.

Coln St Aldwyns 0.7 miles, 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)



Summary of accommodation

Main House

Ground floor: Dining room | Kitchen/Breakfast room | Sitting room | Study | Snug | Utility room

WC (with plumbing for a shower)

First floor: Three bedrooms | Family bath and shower room

Second floor: Further bedroom

Outside

Double garage | Parking for several cars | Garden

Situation

Times and distances are approximate.



Post office and village shop in Coln St Aldwyns (0.7 miles). Further amenities in Cirencester (8 miles), Burford (10 miles), Cheltenham (23 miles) and Oxford (28 miles).



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



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



A40 7 miles, M4 Jct 15 21 miles.



Heathrow Airport, 70 miles.



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



Cheltenham and Bath. Polo at Cirencester and Westonbirt.



Cotswold Water Park.



Bristol and Bath.



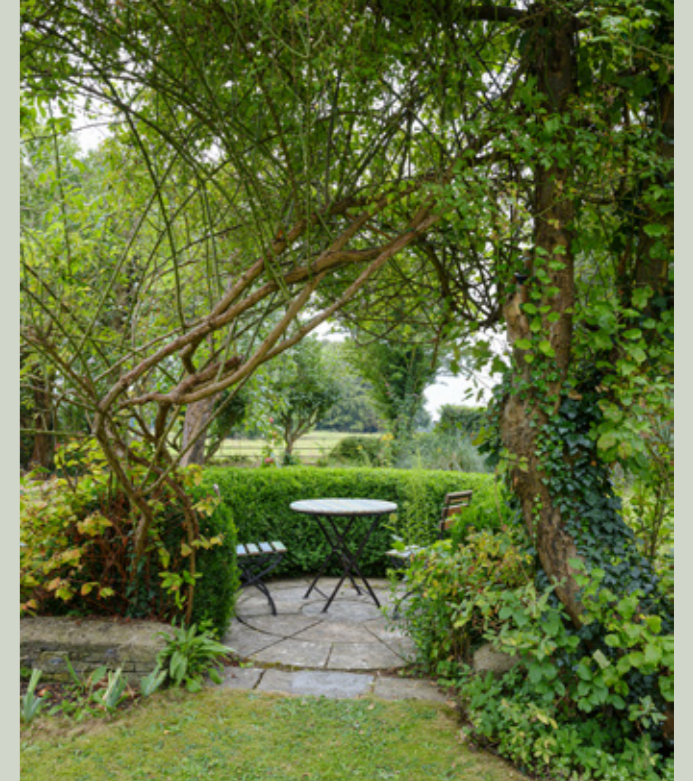
The Property

A charming Cotswold house set in the highly desirable village of Hatherop, where it is rare for properties to come to the market.

The current owners have lovingly renovated and extended the property to create a light and spacious home. With a wealth of character mixed with highly practical living, it features fireplaces, woodburning stoves, exposed beams, surprisingly high ceiling heights and a farmhouse kitchen that opens to beautifully landscaped gardens.

The accommodation works well to create contemporary living spaces set within this beautiful period home.





Gardens & Grounds

The stunning landscape gardens have been a passion for the current owners, creating a hidden gem, with so many well thought out features, aspects and various seating areas. The gardens back on to an impressive parkland with gated access, ideal for vanishing on walks. There is a barn style double length garage with electricity, ideal for use as an extra space, housing classic cars or a gym. There is also extensive gravelled parking to the front of the property.

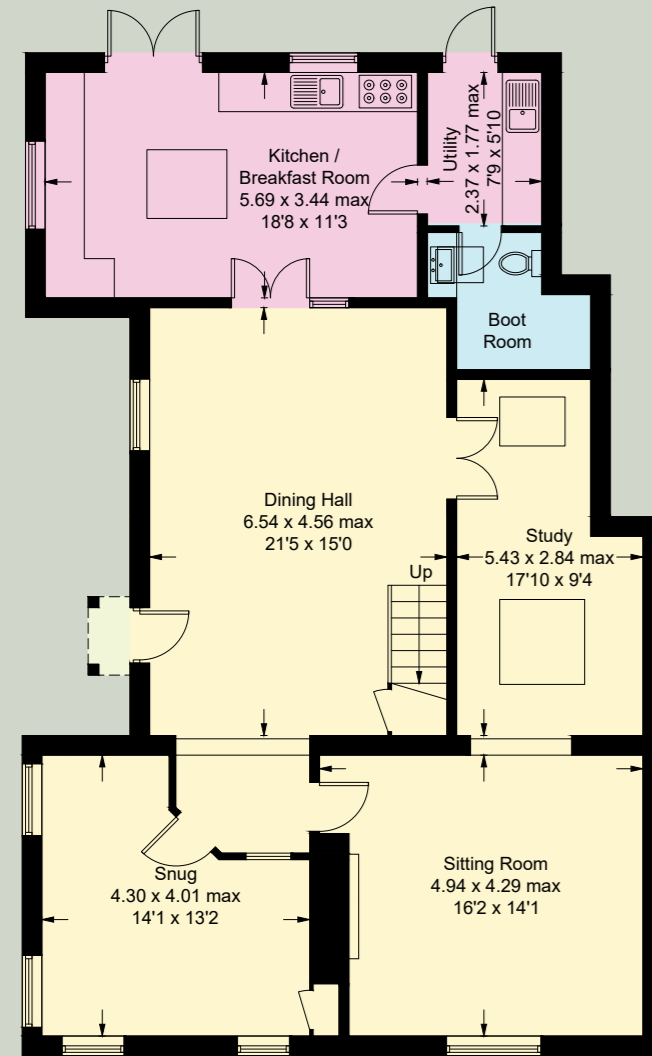
FLOOR PLAN

Approximate Gross Internal Floor Area

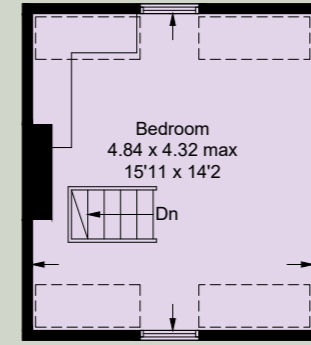
Main House: 209.1 sq m / 2,251 sq ft

Garage: 32.3 sq m / 348 sq ft

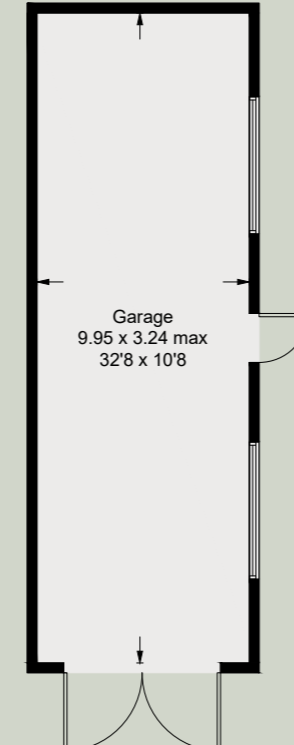
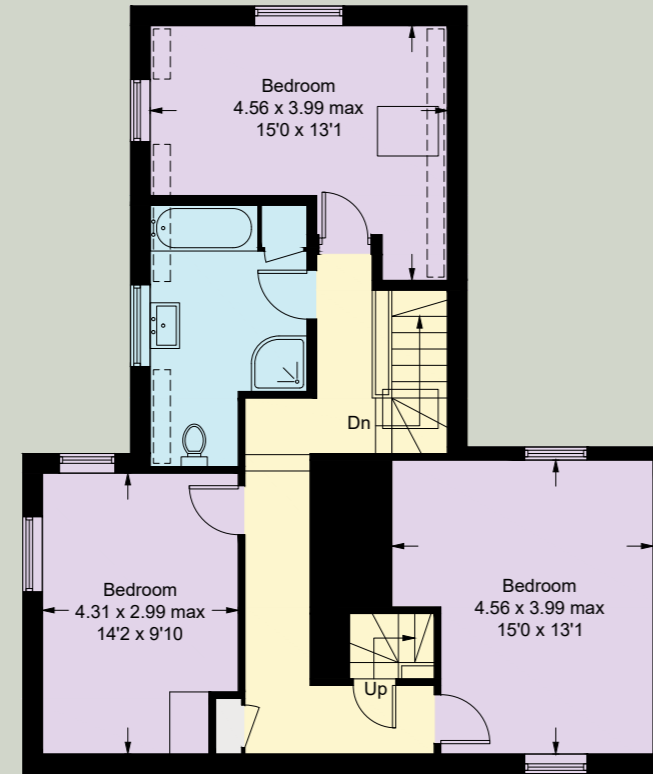
Total: 241.4 sq m / 2,599 sq ft



Second Floor



First Floor



= Reduced headroom below 1.5m / 5'0"

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 electricity, water and drainage.

Tenure:

Freehold

Local Authority:

Cotswold District Council

Council Tax:

Band E

EPC:

F

Postcode:

GL7 3NA

Guide Price:

£1,450,000

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: August 2024. Photographs dated: August 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.