

58 Main Street

Coln St. Aldwyns, Cirencester





A stunning four bedroom Grade II listed Cotswold cottage in the heart of the village with a separate two-story studio, a west-facing garden and off street parking for two cars.

Fairford 3 miles | Cirencester 7 miles | Cheltenham 22 miles | Burford 10 miles | Swindon (Paddington 55 minutes) 16 miles | Oxford 29 miles
M4 (J15) 18 miles. (All distances and times are approximate).



Summary of accommodation

Main House

Ground floor: Entrance hall | Sitting room | Large kitchen/dining room | Snug | Large utility room | WC

First floor: Principal bedroom with en suite shower room | Two further bedrooms | Family shower room

Bedroom four/study

Outside

Garden | Terrace | Outbuilding

Studio

Two reception rooms

Situation

Times and distances are approximate.

Coln St. Adlwyns, part of the Cotswold National Landscape (AONB), is designated a Conservation Area and largely comprised of period stone houses and a Norman church. There is also a popular local pub (The New Inn), a cricket club, the renowned community-run shop/Post Office, and a popular licensed Café. Coln St. Adlwyns is set in a picturesque landscape with renowned water meadows, parkland, and woodland.



Post office and village shop in Coln St. Adlwyns (0.1 miles). Further amenities include Cirencester (7 miles), Burford (11 miles), Cheltenham (22 miles) and Oxford (29 miles).



The New Inn in Coln St. Adlwyns, 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, Rencomb College, Cheltenham College, Cheltenham Ladies' College, St. Edwards College (Oxford), The Dragon, Radley College, Marlborough College.



Cotswold Water Park



Bristol and Bath.



The Property

58 Main Street is a stunning four bedroom Grade II listed Cotswold stone cottage, slightly elevated above Main Street in the heart of the un-spoilt Cotswold village of Coln St. Adlwyns.

The property has been renovated and is presented to an exquisite and exacting standard, offering well thought out practical living. There is a wealth of character with light and well-proportioned rooms across various levels. Featuring 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 with the kitchen/dining room and snug with a westerly aspect towards the gardens.

The studio is just over the road from the cottage and has been recently modernised and refurbished over both floors. It is an excellent ancillary accommodation for a home office, gym or area for hobbies. There is also off street parking for two cars.





Gardens and Grounds

The beautiful gardens are mainly laid to lawn and have a south-westerly aspect, which benefits from beautiful sunsets over the distant fields and woodland. There is a walled paved terrace area just off the kitchen/dining room and snug, along with outdoor lighting around the property. There is a Yew hedge boundary to the front and a Cotswold stone wall to the rear. At the end of the garden is a stone outbuilding with potential to evolve.

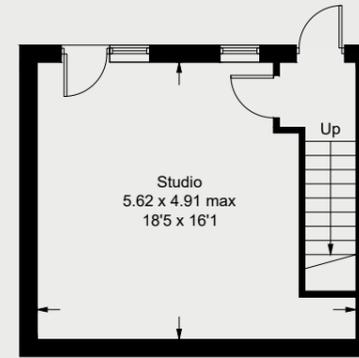
FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 199.1 sq m / 2,143 sq ft

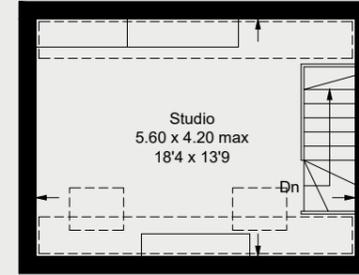
Studio: 51.1 sq m / 550 sq ft

Total: 250.2 sq m / 2,693 sq ft



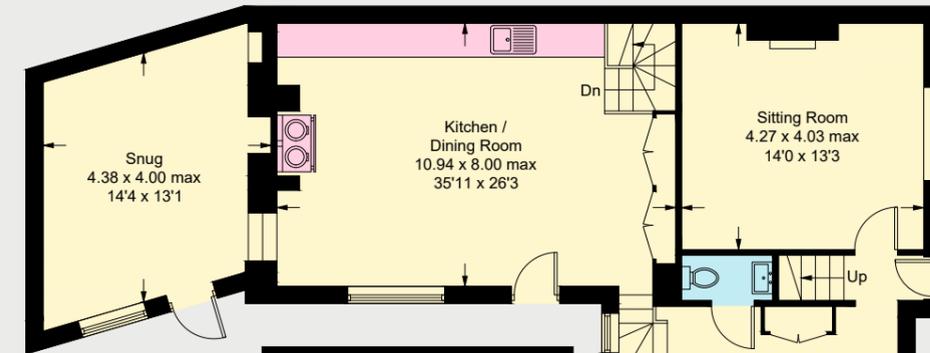
Ground Floor

(Not Shown In Actual Location / Orientation)



First Floor

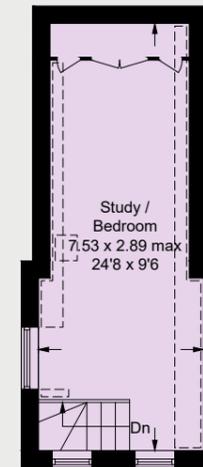
= Reduced headroom below 1.5m / 5'0



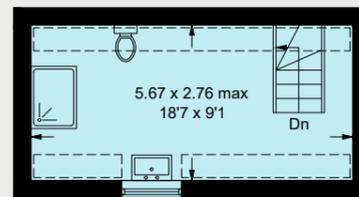
Ground Floor



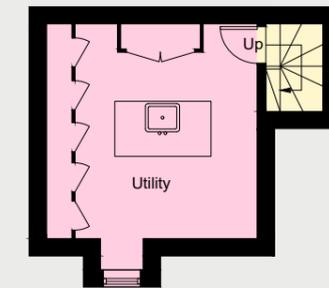
First Floor



Second Floor



Second Floor



Basement



PROPERTY INFORMATION

Property Information

Services:

Mains water, electricity, drainage and oil fired central heating. The studio has mains electricity and electric heating.

Tenure:

Freehold

Local Authority:

Cotswold District Council

Council Tax:

F

EPC:

F

Guide Price:

£1,550,000

Postcode:

GL7 5AN

What3Words:

House - ///proclaims.error.winter
Studio and off street parking -
///commands.swimmer.animator

Viewings:

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

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: January 2025. Photographs dated: December 2025. Capture Property 01225 667287.

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