



Ivy Cottage
Clapton-on-the-Hill
GL54

A detached Cotswold stone cottage with stunning elevated views.



Bourton-on-the-Water 2 miles, Northleach 4 miles, Stow-on-the-Wold 6 miles, Burford 9 miles, Cirencester 17 miles, Cheltenham 16 miles, Kingham 8 miles (trains to London Paddington from 90 mins), (All distances and times approximate).





Gloucestershire

Ivy Cottage is situated in the small rural village of Clapton-on-the-Hill and offers magnificent views over the Windrush Valley. The village does not have a through road and therefore has a lovely quiet and tranquil atmosphere.

Bourton-on-the-Water has comprehensive facilities and several pubs and restaurants. The nearby market towns of Stow-on-the-Wold, Cirencester and Cheltenham have more extensive facilities. The A429 (Fosse Way) provides excellent links to the A40 and M40 and towards the M5. Regular trains run to London Paddington from Kingham station.

The excellent range of schools in the area include the outstanding Cotswold School in Bourton-on-the-Water, Cheltenham colleges and grammar schools as well as popular schools in the Oxford area.

Local sporting options include golf at Burford, Lyneham and Naunton Downs, racing at Cheltenham and Stratford-upon-Avon and rugby at Gloucester and Worcester.

The Property

Ivy cottage is approached over a gravelled driveway with steps up to the front doorway and the internal porch way. This leads into a spacious hallway with tiled floor and cloakroom. The cottage has a wealth of period features including exposed beams and stonework.

A small step up from the hallway leads to a double aspect reception room with large inglenook fireplace and central wood burning stove, currently used as a dining room. No doubt the heart of the home is the beautiful kitchen breakfast room with Belfast sink overlooking the far reaching views. Recently fitted with a number of integrated appliances including a wine fridge, dishwasher, washing machine and range cooker, this provides a wonderful entertaining space. To the other side of the dining hall is the cosy sitting room with central stone inglenook fireplace and log burning stove and window seats to enjoy the wonderful views.

Upstairs the property has a spacious landing which could double up as a reading area or work space, two double bedrooms, one with fitted wardrobes and a third bedroom. These are all serviced by a family bathroom.

Separate to the property, approached from the garden path, is an annexe room which could provide a home office or fourth bedroom. The current owners have investigated adding a shower room to this accommodation.



Gardens and grounds

Ivy Cottage benefits from a garage with an automated roller garage door and gravelled driveway for additional parking space. The terraced garden to the front has seating areas, with the upper area allowing you to enjoy the distant views across the valley and a lower patio area for privacy. The gradual stone steps compliment the stone herbaceous flower beds, all adding to the charm and character of the property surroundings.

Services

Mains water, electricity, drainage, oil fired central heating and LPG for the range cooker.

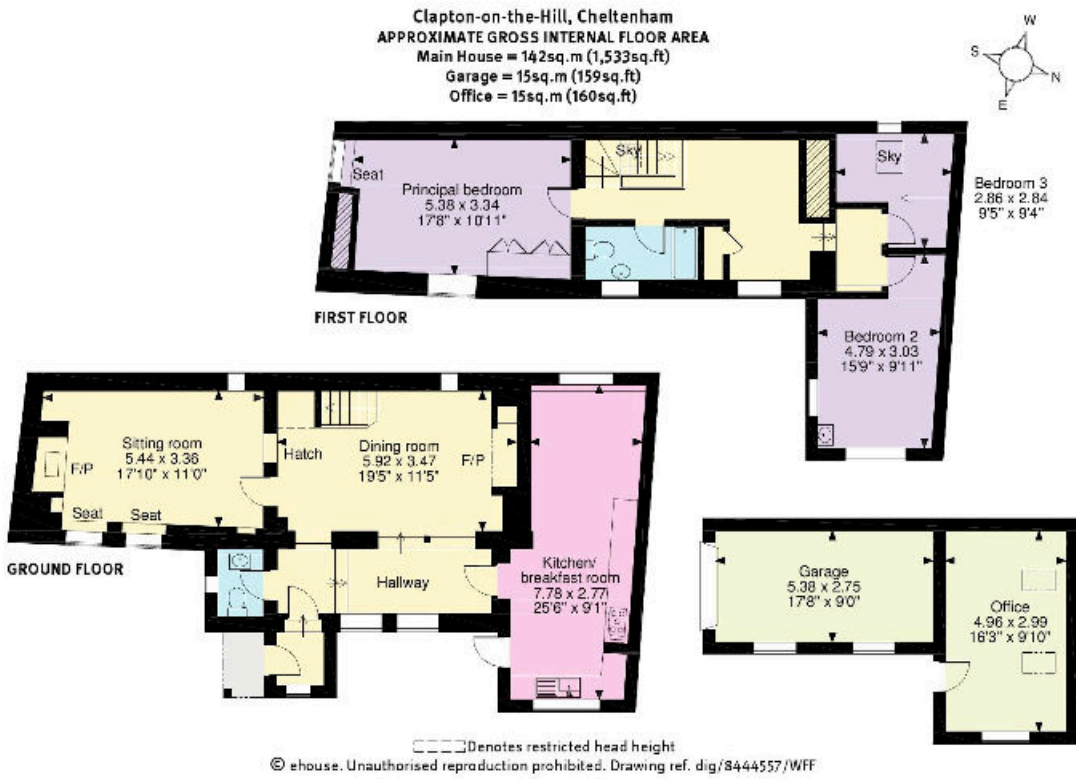
Terms

Tenure: Freehold.

Cotswold District Council, 01285 623000

Directions (GL54 2LG)

From Stow-on-the-Wold, head south on the A429 past Bourton-on-the-Water and after approximately 1 mile turn left signposted to Clapton-on-the-Hill. Continue for 2 miles and turn left again, signposted to Clapton-on-the-Hill. Proceed into the village, around the sharp right hand bend and follow this road until you see Saint James' church. Take the road on your right and Ivy Cottage sits at the bottom of this hill on the corner.



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