

3

HILL COTTAGES



3 HILL COTTAGES, LOWER DOWDESWELL, CHELTENHAM, GL54 4LX

A DELIGHTFUL COUNTRY COTTAGE WITH EXCEPTIONAL VIEWS

DESCRIPTION

This superb Country Cottage is nestled in the heart of the Cotswolds with some of the most spectacular views. A warm and inviting home with fantastic walks on its doorstep.

The sitting room is a welcoming room and features an open fireplace with a wood burner, ideal for the colder months. A bright and light study area off the sitting room is a quiet and private room overlooking the driveway. Thoughtfully laid out, the open plan kitchen/ dining room is a bright and contemporary space. The double kitchen window and French doors leading from the dining room to the terrace and garden, create a seamless transition between cosy inside living and reaching views over the adjacent fields. A separate utility room is a useful addition, perfect for dirty wellies after a long country walk!

Upstairs, the spacious master bedroom enjoys uninterrupted views of the surrounding countryside. A double bedroom with stone wall features and a further single bedroom are across the landing. There is a spacious family bathroom with bath and separate shower.

Outside, the delightful garden, predominantly laid to lawn and surrounded by herbaceous borders, is a quiet and relaxing spot with its terrace area overlooking the neighbouring fields. Private parking can be found to the front of the cottage and the nearest footpath is only a stone's throw away for those country walks!

Planning permission has been granted to further extend 3 Hill Cottages, adding further living space on both the ground and first floors.

KITCHEN • DINING ROOM • SITTING ROOM • STUDY • UTILITY
CLOAKROOM • 3 BEDROOMS • BATHROOM • GARDEN • TERRACE
PRIVATE OFF-ROAD PARKING





GENERAL INFORMATION

Tenure: Freehold.

Postcode: GL54 4LX

Services: Mains water and electricity. Private drainage. Oil-fired central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. 01285 643643. Council Tax Band E & EPC rating E.



LOCATION

3 Hill Cottages is located along a quiet country lane surrounded by impressive countryside.

The rolling fields and exceptional landscape make this the perfect location for country walks and a breath of fresh air.

Conveniently located, the property is close to both Cheltenham and Cirencester.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants,

cafes and twice weekly markets. Sporting opportunities are abundant.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools as well as a wide range of impressive private schools.

CHELTENHAM 4 MILES

(DIRECT TRAIN TO LONDON PADDINGTON)

M5 (JUNCTION 11A) 9 MILES

CIRENCESTER 12.5 MILES

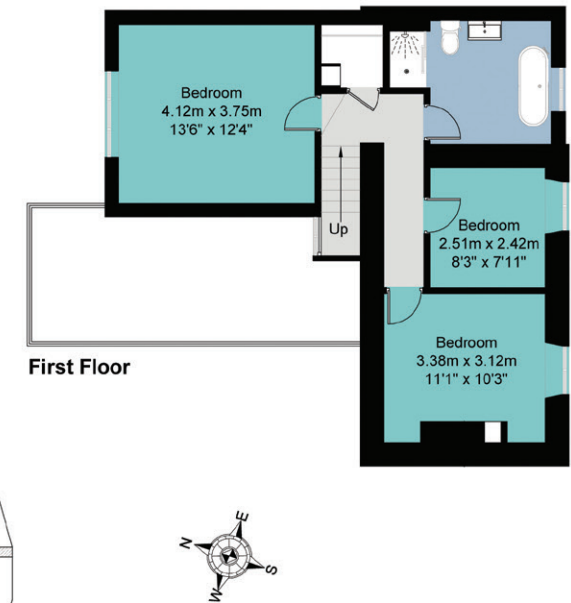
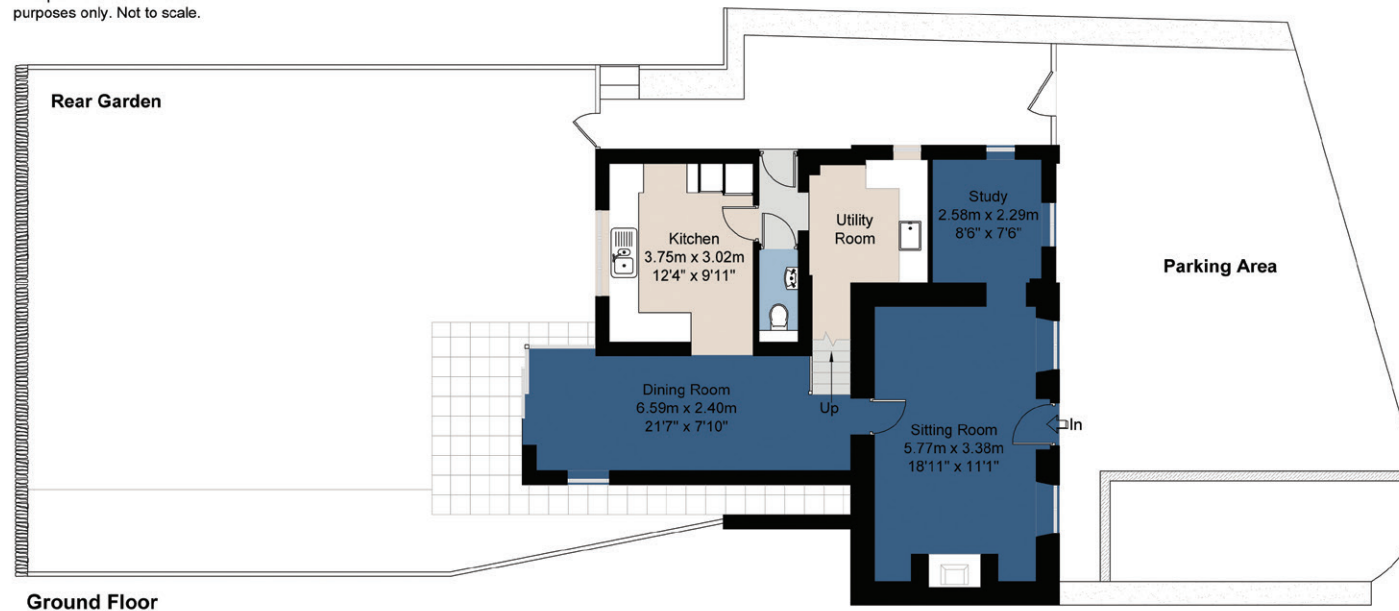
All distances and times are approximate



3 Hill Cottages, Lower Dowdeswell, Gloucestershire

Gross Internal Floor Area Approx :-
121 sq metres / 1302 sq feet

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