

3
Williamstrip
Cottage



3 Williamstrip Cottage, Hatherop, GL7 5AU

Entrance Hall • Sitting Room • Living Room • Kitchen/ Dining Room
Utility • Cloakroom • 4 Bedrooms • 2 Bathrooms • Garden
Private Parking

A beautiful Cotswold cottage in a wonderful rural spot

Description

3 Williamstrip Cottage is a superb semi-detached Cotswold cottage with fabulous country walks on the doorstep. Nestled down a quiet country lane, the cottage provides superb living space.

The kitchen/ breakfast room is clearly the heart of the house and a great room in which to entertain family and friends. The bi-folding doors allow for indoor outdoor living in the warmer months and make this a bright and light room.

The living room with wood burner is a cosy room in which to relax with a good book or snuggle down in front of a movie.

The sitting room across the hall works beautifully as a home office or would also make a superb playroom.

A handy utility and cloakroom are great additions to the ground floor living space.

The first floor comprises three double bedrooms and a bathroom. A further double

bedroom and bathroom are on the second floor. There is ample storage throughout.

Outside, the garden is predominantly laid to lawn with open views over the surrounding countryside. A quaint gate leads out onto the neighbouring fields making this perfect for country walks and exploring the area. The driveway provides plenty of parking.

*Coln St Aldwyns 2 miles
Northleach 8 miles
Burford 8 miles
Cirencester 11 miles
Kemble 15 miles
(direct train to London Paddington)
Kingham 17 miles
(direct train to London Paddington)
Cheltenham 23 miles*

All distances and times are approximate





General Information

Tenure: Freehold.

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

Postcode: GL7 5AU.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire. Tel:
01285 643000. Council Tax Band E. EPC rating D.



Location

3 Williamstrip Cottage is beautifully positioned on the edge of Hatherop, a quintessential, idyllic village in the heart of the Cotswolds. Coln St Aldwyns, a couple of miles up the road is home to a handy local store and The New Inn which is a welcome spot after a long country walk.

Nearby Burford is a charming and picturesque medieval town which offers various weekly markets, a renowned garden centre and is ideal for everyday shopping as is delightful Northleach which is only 8 miles away.

Daylesford Organic Farm Shop, 17 miles away, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

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

restaurants, a handy Waitrose, cafés and twice weekly markets.

Cheltenham to the west and not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and, of course, horse racing.

The area offers a superb choice of schooling with an exceptional selection of state, grammar and private schools such as Hatherop Primary School, Hatherop Castle, Dean Close, Cheltenham Colleges and Pate's, to name but a few.

The cottage is well located for outdoor activities, with golf at Cirencester, Cheltenham, Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the countryside.

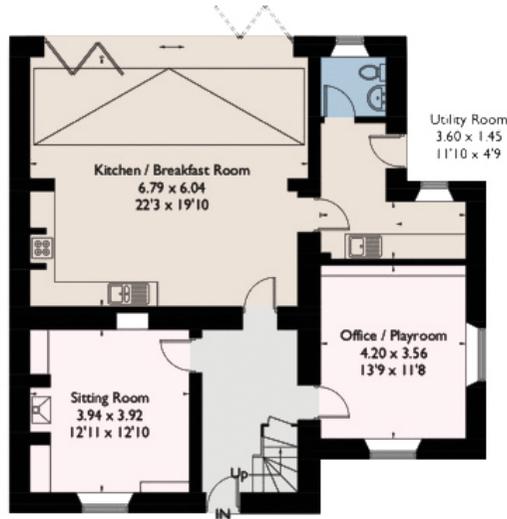
The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Kingston and Kemble.



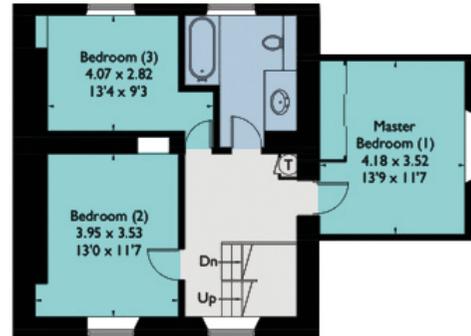
Approximate Gross Internal Area
202.1 sq m / 2175 sq ft



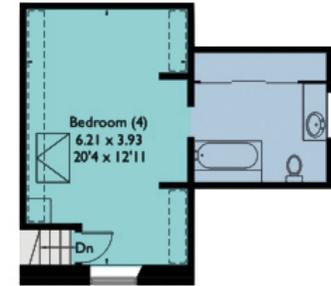
 = Reduced headroom: below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

SHARVELL PROPERTY
— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details June 2020.