



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



74 TARLTON

Tarlton

74 Tarlton, Tarlton, GL7 6PA

A quintessential Cotswold cottage in the heart of the village

Location

Located in Tarlton, the cottage is ideally situated in the heart of the Cotswolds, close to Cirencester. Surrounded by some of England's finest countryside, country walks are on the doorstep. Nearby picturesque villages include Rodmarton, which is home to a wonderful Primary School; Kemble with its handy direct train service to London Paddington, and Ewen which has a superb gastro pub, The Wild Duck.

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, cafés and twice weekly markets. Sporting opportunities are abundant.

The historic town of Malmesbury is a short drive away and Tetbury, with its exceptional arboretum, is only 7 miles away. Both towns offer a selection of independent shops, cafés and restaurants and everyday shopping facilities.

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.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Rodmarton Primary School, Kemble Primary School, Beaudesert Park, Powells, Deer Park, Kingshill, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, to name a few.

*Kemble 2 miles
(direct train to London Paddington)
Cirencester 5 miles
Tetbury 7 miles
Malmesbury 9 miles
M4 (Junction 15) 22 miles
Cheltenham 18 miles*

All distances and times are approximate

Living room • Kitchen/ Dining room • 3 Bedrooms
2 Bathrooms • Garden • Private parking





Description

74 Tarlton is a beautiful Cotswold stone cottage and a welcoming home in the heart of the village. The striking navy blue front door opens into the cosy living room with inglenook fireplace and wood burner. The room is bright and light and beautifully laid out for both relaxing evenings and for entertaining family and friends. The adjacent kitchen/dining room with skylight has been thoughtfully laid out to provide practical work top and storage space. The discreet utility/pantry is a super addition. The dining area is well proportioned and works perfectly for everyday dining and larger gatherings and shows off the original features of the cottage with the exposed stone walls and period fireplace currently used as a handy place to store logs.

On the first floor there are two bedrooms and a family bathroom. The second floor comprises the master bedroom with dressing area and en suite shower room. All the rooms share wonderful views over the rolling countryside and have been thoughtfully laid out to provide ample storage.

Outside the garden across the lane is predominantly laid to lawn, surrounded by pretty herbaceous borders and fruit trees. A garden shed is a handy addition for storing garden tools and the views across the countryside are breathtaking. This is a superb spot for alfresco dining in the warmer months.

There are two parking spaces just up the lane.

General Information

Tenure: Freehold. We understand there is also a flying freehold.

Services: Mains water and electricity. Private drainage. Electric heating.

Postcode: GL7 6PA.

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 623000. Council Tax Band D.



74, Tarlton, Gloucestershire

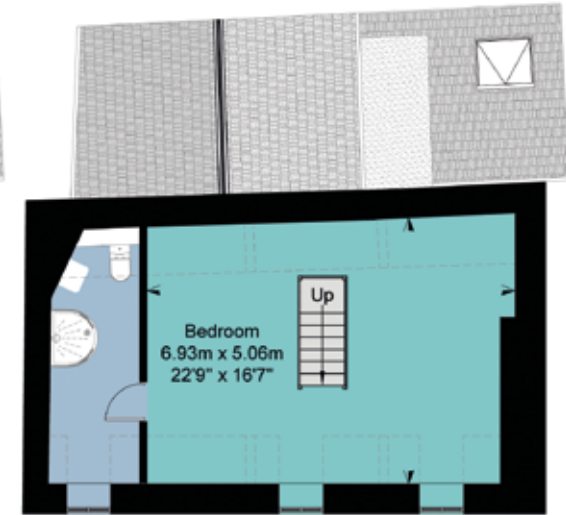
House Approximate IPMS2 Floor Area 137 sq metres / 1474 sq feet
(Includes Limited Use Area) 15 sq metres / 161 sq feet



Ground Floor



First Floor



Second Floor

= Limited Use Area

Simply Plans Ltd © 2020
07890 327 241
Job No SP2211

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.
IPMS = International Property Measurement Standard

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 November 2020.