



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



CHRISTMAS COTTAGE

Frampton Mansell

Christmas Cottage, Frampton Mansell, GL6 8JG

A beautiful period cottage in the heart of the Cotswolds

Description

Christmas Cottage is a beautiful period Cottage full of charm and character. The open plan living space on the ground floor flows superbly with French doors leading from the kitchen to the terrace and garden beyond.

The kitchen/ breakfast room is laid out to provide good storage and work top space with plenty of natural light. The Sitting room is spacious yet also cosy with an impressive Inglenook fireplace with wood burner, ideal for providing great warmth during the colder months. Dual aspect windows allow for plenty of natural light.

The first floor comprises two bedrooms and a bathroom. There are two further bedrooms and a bathroom on the second floor. All the rooms are bathed in natural light and offer stunning countryside views. The wood floors, windows seats and exposed beams add wonderful character to this cottage.

There is great scope to extend the cottage subject to obtaining the necessary planning consents.

Outside the garden is predominantly laid to lawn which extends to the front and rear of the house. The garden overlooks the village and neighbouring countryside and really is the idyllic village setting. The terrace is ideal for al fresco dining and summer BBQs. The parcel of land across the lane allows for parking and again offers much potential.

*Cirencester 7 miles
Kemble 7 miles
(direct train to London Paddington)
Stroud 7 miles
Tetbury 8 miles
Cheltenham 13 miles
Malmesbury 12 miles
All distances and times are approximate*

Sitting room • Kitchen/ Breakfast room • 4 Bedrooms
2 Bathrooms • Gardens and Terrace • Parking





General Information

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. Calor gas central heating.

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 E.



Location

Christmas Cottage is located in Frampton Mansell, a beautiful village in the heart of the Cotswolds and home to a welcoming gastro pub, The Crown Inn, a parish church, a village hall and the Jolly Nice deli is just a short drive up the road.

Conveniently situated, the property is close to Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester, only a few miles away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham to the north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The historic towns of Malmesbury and Tetbury are only a short drive away.

Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

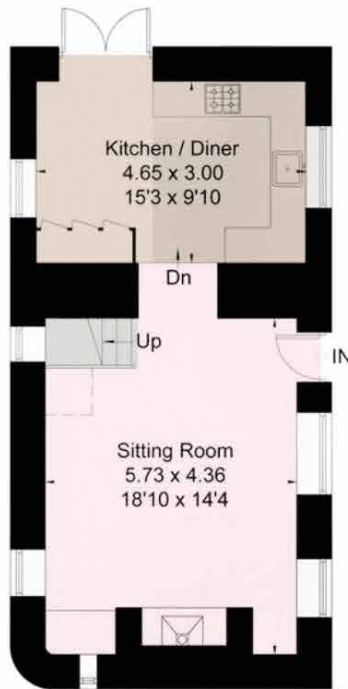
Sporting opportunities are abundant with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including Beaudesert Park, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

Communications in the area are excellent with high-speed Gigaclear 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.

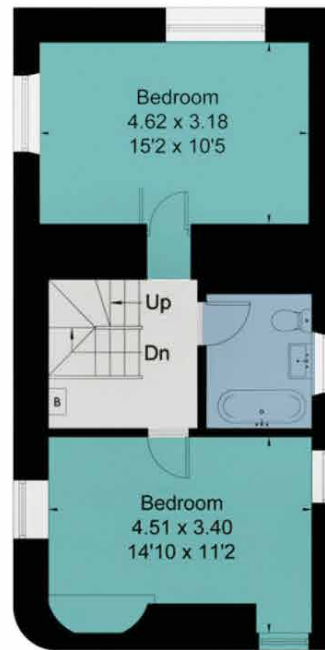


Approximate Area = 131.7 sq m / 1,417 sq ft
Including Limited Use Area (22.6 sq m / 243 sq ft)



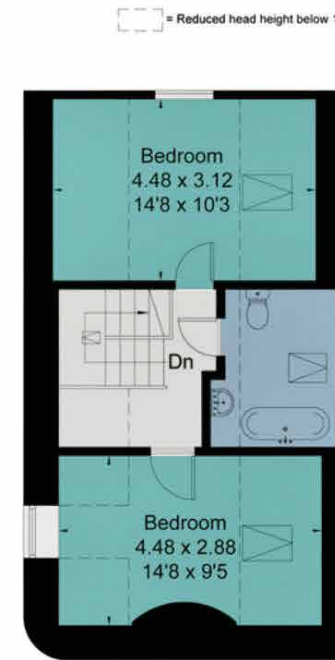
Ground Floor

Area = 44 sq m / 474 sq ft
(Limited Use Area = 1.6 sq m / 17 sq ft)



First Floor

Area = 46.5 sq m / 500 sq ft
(Limited Use Area = 0.8 sq m / 9 sq ft)



Second Floor

Area = 41.2 sq m / 443 sq ft
(Limited Use Area = 20.2 sq m / 217 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 233355

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