



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



LAVENDER COTTAGE

Duntisbourne Leer

Lavender Cottage, Duntisbourne Leer, GL7 7AS

A beautiful Cotswold stone cottage in the heart of the village.

Location

Lavender Cottage is superbly situated in Duntisbourne Leer a stunning and quintessential village in the heart of the Cotswolds Area of Outstanding Natural Beauty. Exceptionally well located, this truly stunning Cotswold cottage offers the best of both worlds with country walks on the doorstep yet is within easy reach of local amenities.

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

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

The historic towns of Tetbury, Malmesbury, and Burford are only a short drive away. These towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as the three CofE Primary Schools (Stratton, Powell's and Sapperton), Pate's Grammar School, Rendcomb College,

Beautesert Park, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, Marlborough College, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park, and finally there is Polo across the Duntisbourne Valley in Cirencester Park.

Communications in the area are excellent with high speed broadband and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways.

*Cirencester 5 miles
Kemble 9 miles
(direct trains to London Paddington)
Cheltenham 10 miles
Tetbury 12 miles
Malmesbury 16 miles
M4 (Junction 15) 23 miles*

All distances and times are approximate

Kitchen/Breakfast Room • Dining Room • Sitting Room • Study
Four Bedrooms • Two bathrooms • Landscaped Garden • Terrace
Garage • Garden Store • Private driveway





Description

Lavender Cottage is a stunning quintessential Cotswold stone cottage. Superbly positioned in one of the prettiest villages the Cotswolds has to offer, the owners have been mindful to retain many of the Cottage's original period features to create a gorgeous welcoming home full of charm and character with bright and light living spaces.

The kitchen/breakfast room is well laid out with ample worktop and storage space and a pantry for the cook enthusiast! This room is wonderful for everyday dining and informal kitchen suppers.

The adjacent dining room comes into its own when entertaining guests and hosting dinner parties. The room is spacious and lovely and bright.

The sitting room, with French doors leading to the garden, is a well-proportioned room and perfect for cosy winter evenings in front of a good movie or quiet moments with a good book after exploring the Cotswolds.

The study is ideal for working from home. The utility, with access to the garden, comes in handy for muddy wellies after a long country walk and it keeps the piles of washing out of sight!

Upstairs, the first floor comprises three bedrooms and two bathrooms, one of which is an en suite. There is a further bedroom on the second floor. All the bedrooms have lovely views overlooking the garden and village and beautifully laid out.

Outside the terrace is ideal for al fresco dining and summer sundowners. The delightful garden is predominantly laid to lawn, interspersed with stunning herbaceous borders and framed by Cotswold stone walling. A Cotswold stone and oak framed outbuilding provides garaging and storage. The driveway offers further off-road parking.

General Information

Tenure: Freehold.

Services: Mains water and electricity.

Private drainage. Oil-fired 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.

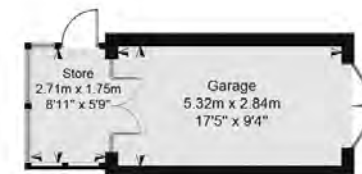
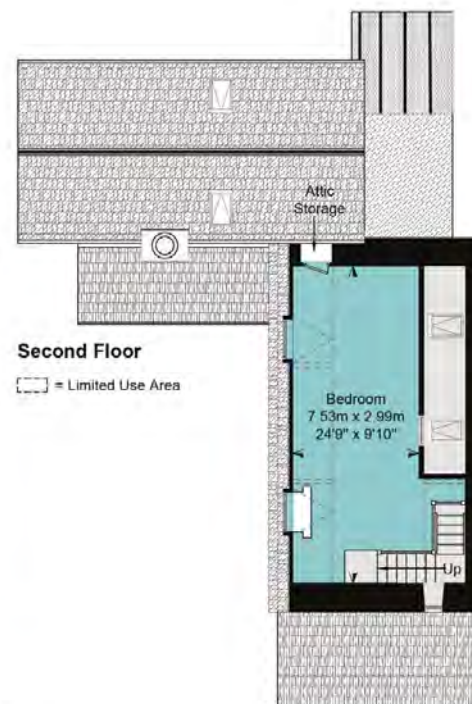
Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band F and EPC rating D.



Lavender Cottage, Duntisbourne Leer, Gloucestershire

Approximate IPMS2 Floor Area
House 183 sq metres / 1970 sq feet
Garage / Store 20 sq metres / 215 sq feet

Total 203 sq metres / 2185 sq feet
(Includes Limited Use Area 9 sq metres / 97 sq feet)



Outbuildings
Not Shown In Actual Location Or Orientation

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07890 327 241
Job No SP3740
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

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