

Lilac Cottage



Lilac Cottage, Hawling, GL54 5SZ

Entrance porch • Kitchen/ Dining room • Living room • Sitting room • 3 Bedrooms
2 Bathrooms • Utility • Cloakroom • Self-contained 2 Bedroom annex with kitchenette
and shower room • Stabling for 2 horses • Double car port with secure store
Private parking • Walled gardens and grounds • Paddock • Land approx 1.8 acres

An enchanting Cotswold Cottage in the heart of the village

Location

Lilac Cottage is situated in Hawling, a quaint and quintessential village in the heart of the Cotswolds. The cottage is superbly positioned with Guiting Power only a couple of miles up the road, home to the ever-popular Hollow Bottom gastro pub, part of the Lucky Onion group, a well-stocked Post Office, a bakery and two churches.

Stow on the Wold, 9 miles away, is a vibrant market town with wonderful tea rooms, boutiques and everyday shopping facilities.

The property is close to Cheltenham and within easy reach of 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, cafés and twice weekly markets.

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

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

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.

Guiting Power 2 miles
Bourton on the Water 7 miles
Stow on the Wold 9 miles
Cheltenham 9 miles
Kingham 14 miles
(London Paddington 85 mins)
Cirencester 15 miles

All distances and times are approximate





General Information

Tenure: Freehold.

Services: Mains water and electricity. Private drainage. Central heating provided by air source heat pump. Solar photovoltaic panels provide supplementary power to the entire property.

Postcode: GL54 5SZ.

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: Tewkesbury Borough Council, 01684 295010. Council Tax Band G and EPC rating D.



Description

Lilac Cottage, traditionally built of mellow Cotswold stone, is a welcoming home beautifully renovated and adapted to contemporary living whilst retaining many original features and an abundance of charm and character.

The kitchen/ breakfast room is clearly the heart of the house and a great room for family gatherings and entertaining friends. French doors lead to the terrace, creating a free-flowing space, ideal for indoor/ outdoor living. The bespoke kitchen, with vaulted ceiling, is equipped with modern appliances, including a wine chiller and slim line dishwashers, and offers great work top space, plenty of storage and a gas-fired Falcon range oven.

The adjacent living room, with a large inglenook fireplace and exposed beams, is wonderful for relaxing evenings in and also a great extension to the entertaining space when hosting guests. Along the hallway is the sitting room which doubles as a media room/ playroom. The wood burner provides cosiness in the winter months.

A utility room and a cloakroom are great additions to the ground floor which also benefits from underfloor heating throughout.

Upstairs, there is the master bedroom with en suite bathroom, two further double bedrooms and a family bathroom. All the rooms have been beautifully designed to allow for ample natural light and discreet storage.

The timber framed independent annex comprises two bedrooms, a bathroom and a kitchenette. This ancillary accommodation is superbly bright and light with generous bi-folding doors leading to the gardens. The annex is heated via two air conditioning / heating units. Solar photovoltaic panels have been installed on the south facing roof slope which provide supplementary power to the whole property and generate an income by supplying power back to the national grid.

Adjacent to the annex is stabling for two horses. Planning permission is currently being sought to convert into further accommodation.

The outside space has been thoughtfully landscaped with vibrant raised flower beds, herbaceous borders and beautiful terraced areas, ideal for al fresco dining. The paddock with spinney is bordered by traditional Cotswold dry stone wall to three sides. The gravelled driveway provides plenty of parking, alongside the double car port and secure store.

In all approx. 1.8 acres of land.

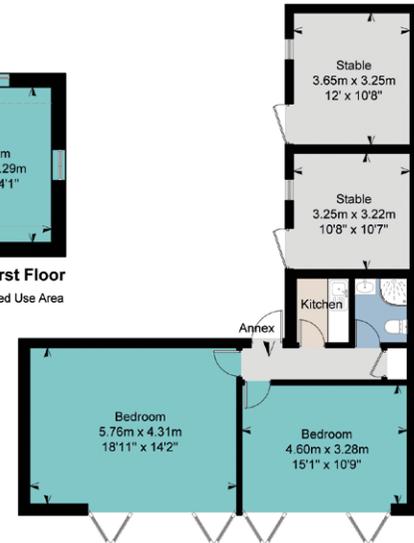
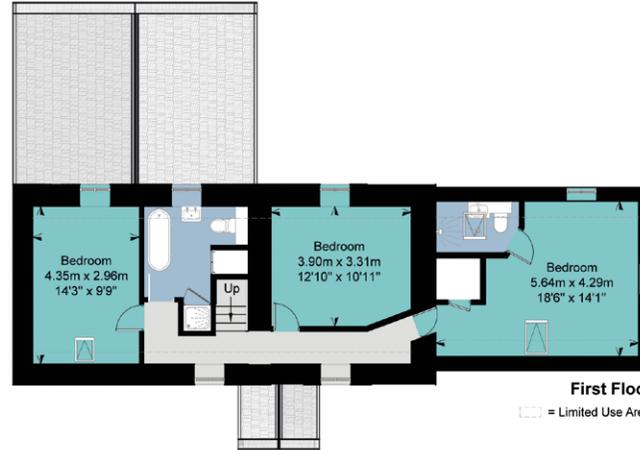
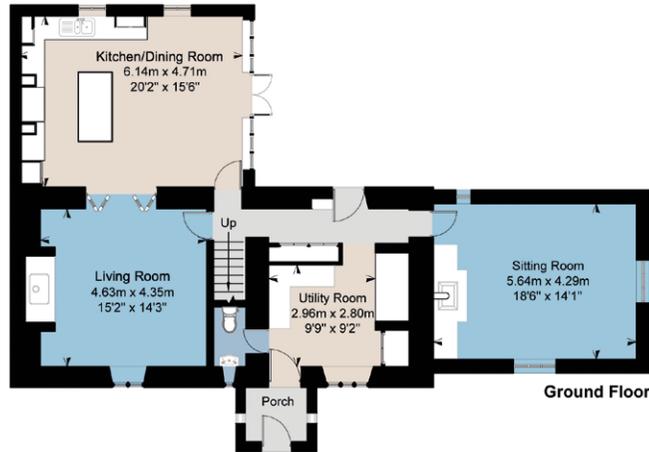
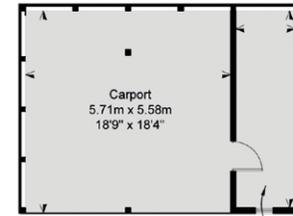


Lilac Cottage, Hawling, Cheltenham, Gloucestershire

House Approximate IPMS2 Floor Area 182 sq metres / 1959 sq feet
 Annex 52 sq metres / 560 sq feet
 Total Habitable Area 234 sq metres / 2519 sq feet*

Carport / Store 41 sq metres / 441 sq feet
 Stables 23 sq metres / 247 sq feet

Total Area 298 sq metres / 3207 sq feet
 (Includes Limited Use Area 12 sq metres / 129 sq feet)



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 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

Outbuildings
 Not Shown In Actual Location Or Orientation

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