



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



LITTLE HATTONS

Frampton Mansell

Little Hattons, Frampton Mansell, GL6 8JH

A beautiful Cotswold country home in a fabulous woodland setting

Description

Little Hattons is a beautiful country home greatly extended and superbly renovated. Accessed via a sweeping treelined driveway, the house is set in circa 2 acres of gardens and woodland. The owners have been mindful to create welcoming and open living spaces with an abundance of charm and character throughout with original features.

The kitchen/ dining room is clearly the heart of the house and a wonderful room in which to entertain family and friends. Superbly laid out with integrated appliances and ample worktop and storage space including a walk-in larder. The double Aga and underfloor heating provide great warmth during the colder months.

The front entrance hall doubles as a library and leads through the welcoming sitting room with inglenook fireplace and wood burner. This is a lovely room in which to put your feet up and relax with a good book.

The study is ideal for working from home and Gigaclear provides fast internet.

The utility is generously proportioned with a dedicated coat and boot area and garden access. The ground floor also has a handy cloakroom.

The first floor is accessed via two separate staircases and comprises the master bedroom with an en-suite bathroom and dressing room fitted with abundant hanging, shelving and drawer space.

All the bedrooms have been thoughtfully laid out to provide ample discreet storage and plenty of natural light.

Outside the garden is predominantly laid to lawn, surrounded by herbaceous borders. The terraces are ideal for al fresco dining and summer BBQs overlooking the woods. There is a summerhouse with power and light and double oak framed car port plus workshop with power and light. There is also a handy garden shed. The woodland is exceptionally enchanting and provides a fabulous country setting for this gorgeous home.

*Minchinhampton 3 miles
Stroud 6 miles
Cirencester 7 miles
Kemble 8 miles
(direct train to London Paddington)
Tetbury 9 miles
Cheltenham 14 miles*

All distances and times are approximate

Hallway • Dining/ Family Room • Kitchen • Sitting Room • Utility
Cloakroom • 4 Bedrooms • 3 Bathrooms • Summer House • Car Port
Work Shop • Woodland • Gardens and Terraces • In all circa 2 acres





General Information

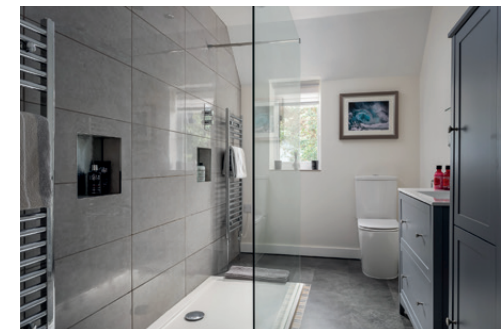
Tenure: Freehold.

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 D. EPC rating E.



Location

Little Hattons 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 and a village hall.

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 Minchinhampton and Tetbury are only a short drive away. Both

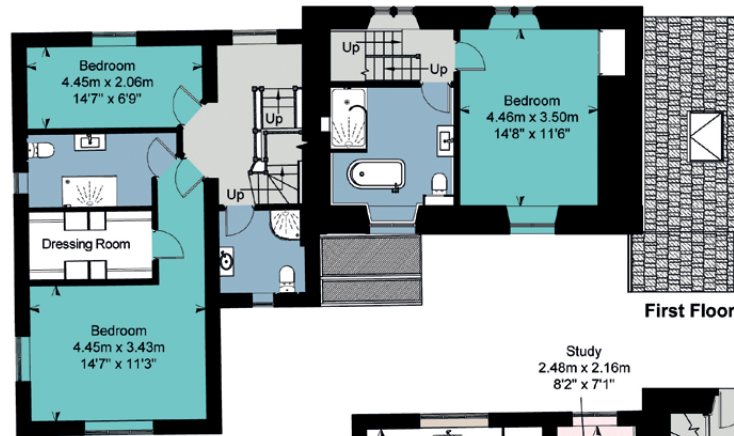
towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

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

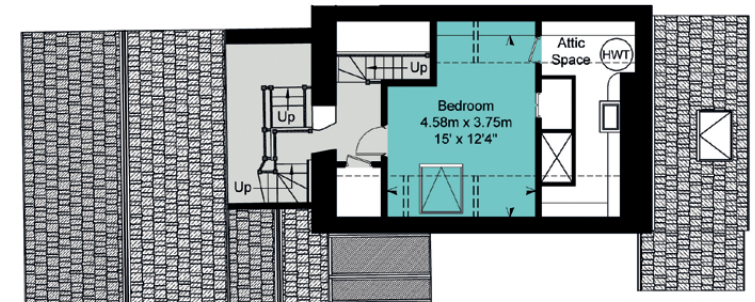
The area offers an excellent choice of schooling, including Beaudesert Park, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

Communications in the area are excellent with high-speed 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.



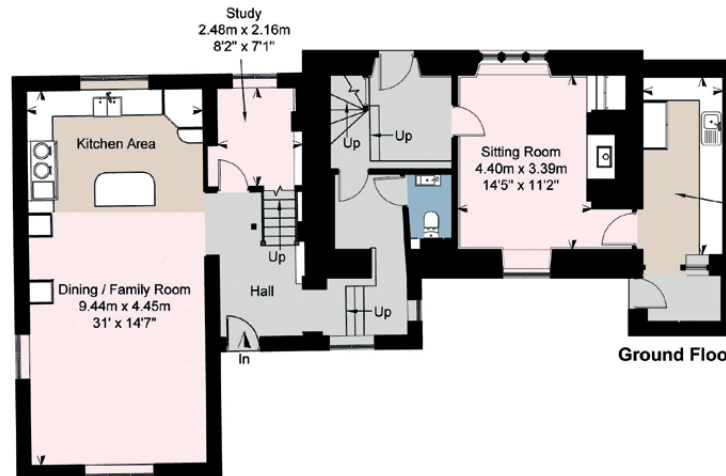


First Floor

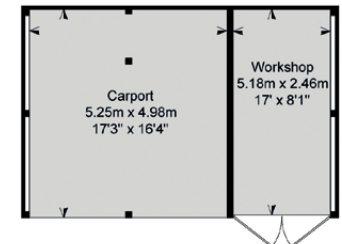
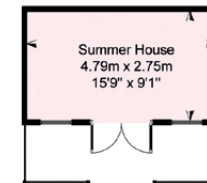


Second Floor

[] = Limited Use Area



Ground Floor



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07890 327 241

Job No SP2246

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

Little Hattons, Frampton Mansell, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area	233 sq metres / 2508 sq feet
Attic Space	9 sq metres / 97 sq feet
Carport / Workshop	38 sq metres / 409 sq feet
Summer House	13 sq metres / 140 sq feet
Total	293 sq metres / 3154 sq feet
(Includes Limited Use Area)	(13 sq metres / 140 sq feet)

Outbuildings

Not Shown In Actual Location Or Orientation

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