



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



SWYRE FARM COTTAGES

Aldsworth

# Swyre Farm Cottages, Aldsworth, GL54 3RE

## A quintessential cottage in the heart of The Cotswolds

### Location

Swyre Farm Cottages is situated in a beautiful valley between the villages of Coln St Aldwyns and Aldsworth, both quintessential and idyllic villages in the heart of the Cotswolds. These sought-after villages are home to honey stone cottages, superb gastro pubs such as the New Inn and the Sherbourne Arms and there are fabulous walks on the doorstep.

Nearby Burford is a charming and picturesque medieval town which offers various weekly markets, a renowned garden centre and is ideal for everyday shopping as is delightful Northleach which is only 4 miles away.

Daylesford Organic Farm Shop, 15 miles away, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

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, a handy Waitrose, cafes and twice weekly markets.

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

The area offers a superb choice of schooling with an exceptional selection of state, grammar and private schools such as Meysey Hampton Primary School, Hatherop Castle, Dean Close, Cheltenham Colleges and Pate's, to name but a few.

Swyre Farm Cottages is well located for outdoor activities, with golf at Cirencester, Cheltenham, Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the countryside.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Charlbury, Kington and Kemble stations.

*Northleach 4 miles  
Burford 6 miles  
Cirencester 10 miles  
Stow-on-the-Wold 14 miles  
Kington 15 miles  
(direct train to London Paddington)  
Charlbury 16 miles  
(direct train to London Paddington)  
Kemble 16 miles (direct train to  
London Paddington)  
Cheltenham 19 miles  
Oxford 25 miles*

*All distances and times are approximate*

Kitchen/ dining room • Utility • Sitting room • 4 Bedrooms  
2 Bathroom • Former stables • Gardens • Private parking







## Description

Swyre Farm Cottages is a quintessential 19th Century Cotswold stone former pair of cottages converted many years ago into one dwelling. Having been in the same ownership for almost 50 years, the house now offers much scope to create a very special home.

This beautiful cottage is bursting with charm, character and original features including beautiful wide floorboards, exposed beams and generally has a warm and welcoming feel to it.

Currently configured to provide two reception rooms on the ground floor, a utility room and a large bathroom. The oil-fired racing green Aga in the kitchen is a fabulous feature and offers great warmth in the colder months alongside the wood burner in the sitting room at the other end of the house.

Upstairs there are four bedrooms, one with an en suite shower room.

Outside the garden offers the green-fingered enthusiast a great opportunity to create a haven of peace and tranquility. At the top of the garden is a former stable block which could offer a very useful footprint for further accommodation subject to obtaining the necessary planning consents.

There is parking in front and to the side of the house.

## General Information

**Tenure:** Freehold.

**Services:** Mains water and electricity. Oil-fired central heating. Private drainage.

**Postcode:** GL54 3RE.

**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 and EPC rating F.





### Swyre Farm Cottage, Aldsworth, Gloucestershire

House Approximate IPMS2 Floor Area 158 sq metres / 1701 sq feet  
Stable Block 29 sq metres / 312 sq feet  
Boiler Room 3 sq metres / 32 sq feet

Total 190 sq metres / 2045 sq feet

Simply Plans Ltd © 2021

07890 327 241

Job No SP2550

This plan is for identification and guidance purposes only.

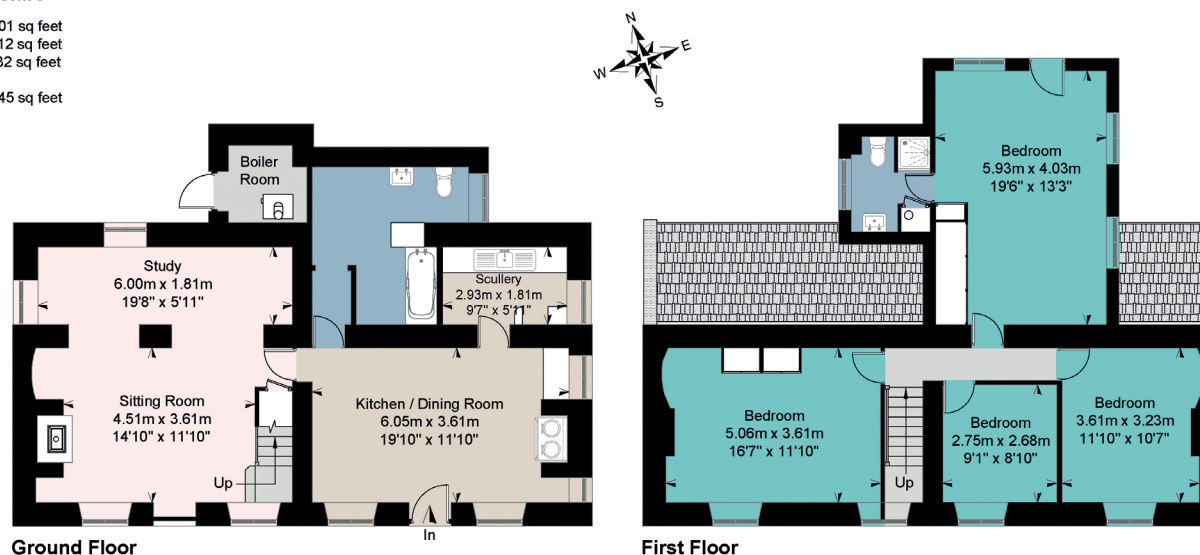
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



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