

TALLAT STEPS

— COLN ST DENNIS —



TALLAT STEPS, COLN ST DENNIS, GL54 3JU

Entrance hall · Sitting room · Dining Room · Drawing room
Study · Kitchen · Utility · Boot room · 5 Bedrooms
3 Bathrooms · Garden · Terrace · Store · Garage
Driveway parking · Scope for renovation

A superb country house in an exceptional setting the heart of the Coln Valley

Location

Tallat Steps is situated in the heart of the quaint village of Coln St Dennis on the River Coln. This quintessential village forms part of the parish that includes the village of Coln Rogers and the hamlets of Calcot, Fossebridge and Winson.

The house is superbly located with wonderful country walks on the doorstep and is only a few miles from Northleach, a beautiful and vibrant historic town with a superb variety of independent shops. The town also benefits from a doctor's surgery, junior school, nursery, tennis courts, a playground, a magnificent medieval church and the renowned Wheatsheaf Inn - a fabulous gastro pub.

One is spoilt for choice with the fantastic selection of idyllic Cotswold villages and towns which are only a short drive away such as Stow-On-The-Wold or Burford which offer various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

Daylesford Organic Farm Shop, 15 miles away, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. 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 to the south 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 only a short drive west offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

Sporting opportunities are abundant with nearby golf courses in Cheltenham, 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 The Cotswold School, Deer Park, Hatherop Castle, Kings Hills, Kitebrook, Cheltenham Colleges, Rendcomb, Pate's and Marling to name but a few.

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.

Description

Tallat Steps is a superb country house with excellent scope for modernisation. Having been in the same ownership for almost three decades, the house is now ready for a new lease of life and offers the new purchaser a wonderful opportunity to create a very special contemporary home in a wonderful setting.

The reception rooms are beautifully proportioned with generous living spaces and cosy corners. The house is bright and light with an abundance of charm and character throughout.

The kitchen is clearly the heart of the house and a wonderful room in which to entertain family and friends. French doors lead to the terrace and garden. The dining room comes into its own for more formal dining and festive gatherings.

The sitting room, with open fireplace, and the drawing room, with wood burner, are ideal for relaxing afternoons with a good book and family movie nights. The study is perfect as a home office.

There is also a bedroom and a bathroom on the ground floor.

The utility keeps the piles of washing hidden away and the boot room comes in handy for muddy wellies after a long country walk.

Upstairs, the first floor comprises the master bedroom with en suite bathroom. There are three further bedrooms and a family bathroom. The bedrooms are well-proportioned and offer ample discreet storage with views over the village and countryside.

Outside the garden, predominantly laid to lawn and interspersed with a variety of specimen trees, is an enchanting spot in which to relax and enjoy the magical setting. The terrace is ideal for al fresco dining and summer BBQs. There is a spring fed pond and a fresh water stream which runs through the grounds.

The garage offers covered parking. There is plenty of further parking on the gravel driveway.

Set in circa 3.25 acres.



*Northleach 3 miles
Cirencester 8 miles
Burford 11 miles
Stow-on-the-Wold 12 miles
Cheltenham 15 miles
Kingham 17 miles (direct train to
London Paddington 85 minutes)
Oxford 30 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

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

Postcode: GL54 3JU.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

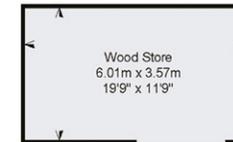
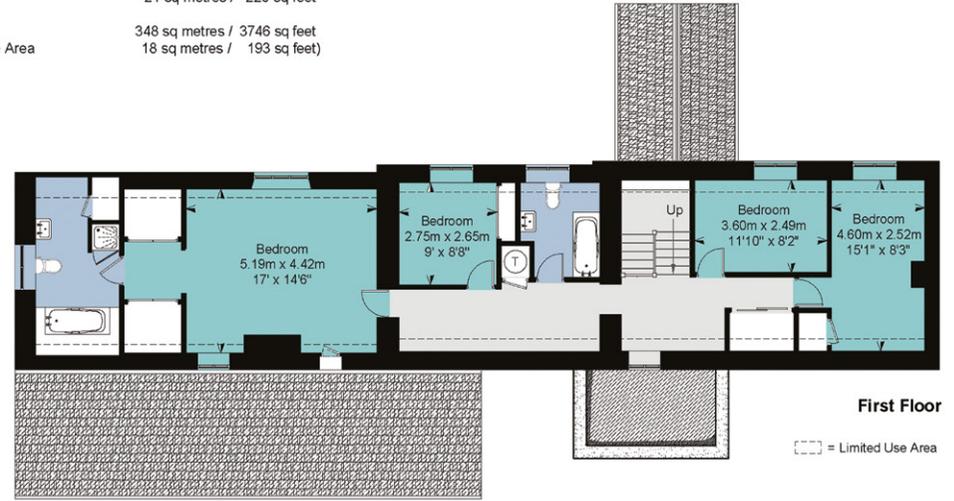
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

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



Tallat Steps, Coln St Dennis, Cheltenham, Gloucestershire

Approximate IPMS2 Floor Area	
House	301 sq metres / 3240 sq feet
Garage	26 sq metres / 280 sq feet
Wood Store	21 sq metres / 226 sq feet
Total	348 sq metres / 3746 sq feet
(Includes Limited Use Area)	18 sq metres / 193 sq feet)



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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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