

2
HILL
COTTAGES



2 HILL COTTAGES, LOWER DOWDESWELL, CHELTENHAM, GL54 4LX

SITTING ROOM • OPEN PLAN KITCHEN/FAMILY ROOM
CLOAKROOM • 3 BEDROOMS • BATHROOM • GARDEN
TERRACE • GARAGE • PRIVATE DRIVEWAY.

no full stop

A DELIGHTFUL COUNTRY COTTAGE WITH EXCEPTIONAL VIEWS

**Sitting within the catchment of The Cotswold School
(the area offers.....)**

LOCATION

2 Hill Cottages is located along a quiet country lane surrounded by impressive countryside. The rolling fields and exceptional landscape make this the perfect location for country walks and a breath of fresh air.

Conveniently located, the property is close to both Cheltenham and 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.

The nearby creation of Dowdeswell Park and its vision to include a food market, artisan bakers, and various outdoor activities for people of all ages and abilities to be active, enjoy and connect with nature will be a wonderful attribute to the area.

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

Sporting opportunities are abundant in the area with nearby golf courses in, Cheltenham,

Baunton, and Naunton Downs; 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 outstanding State and Grammar Schools, as well as a wide range of impressive private 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.

CHELTENHAM 4 MILES
(DIRECT TRAIN TO LONDON
PADDINGTON)

M5 (JUNCTION 11A) 9 MILES

CIRENCESTER 12.5 MILES

All distances and times are approximate





GENERAL INFORMATION

Tenure: Freehold.

Postcode: GL54 4LX.

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

Viewing: Strictly by appointment through Sharvell Property Ltd.

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

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. 01285 643000. Council Tax Band E & EPC rating C.



Beautiful

DESCRIPTION

This superb Country Cottage is nestled in the heart of the Cotswolds with some of the most spectacular views. Lovingly renovated it is a superb and welcoming family home.

The sitting room is an inviting room and features an open fireplace with a wood burner, ideal for the colder months of the year. Thoughtfully laid out, the open plan kitchen/family room is a bright and contemporary space and as the heart of the home it is ideal for entertaining family and friends. The current owners have been mindful to create a practical yet comfortable space for the family. Bi-folding doors lead to the terrace and garden, creating a seamless transition between cosy inside living and the outdoor space with views over the adjacent fields. A cloakroom/ utility room is a useful addition to the ground floor living space.

in a quiet hamlet

Upstairs, the spacious master bedroom enjoys uninterrupted views of the surrounding countryside. A double bedroom and a further single bedroom are across the landing along with a family bathroom.

Outside, the delightful garden, predominantly laid to lawn and surrounded by herbaceous borders, is a quiet and relaxing spot and the terrace is superb for BBQs and al fresco dining. There is a separate detached garage a few yards from the house which provides excellent additional storage and, subject to obtain the necessary planning consents, could be converted to provide additional living space.

Private parking can be found to the front of the cottage and adjacent to the garage and the nearest footpath is only a stone's throw away for those country walks!



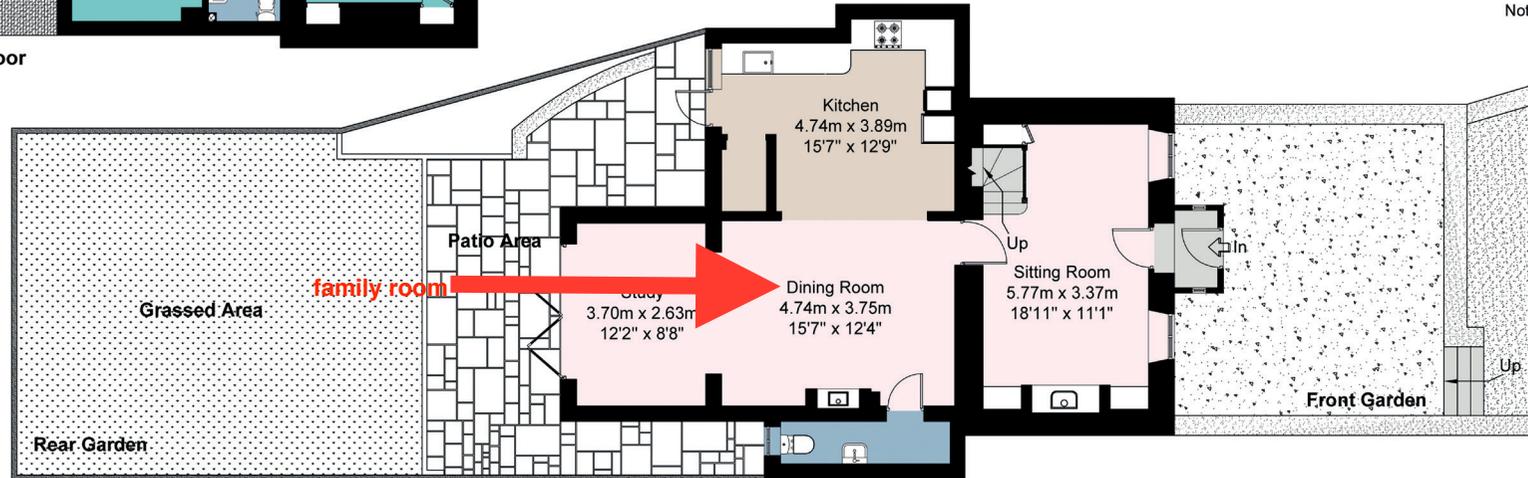
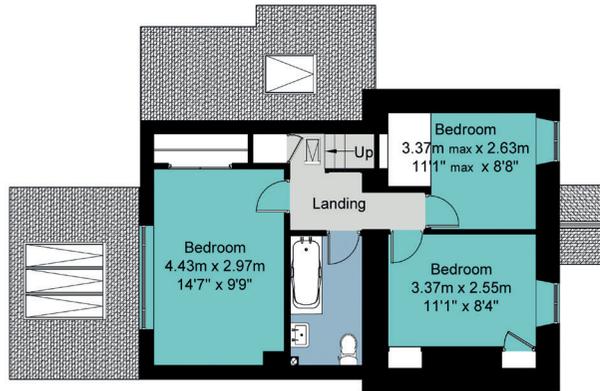
2 Hill Cottages, Lower Dowdeswell, Gloucestershire

Gross Internal Floor Area Approx :-
 House 122 sq metres / 1313 sq feet
 Garage 11 sq metres / 118 sq feet

Total 133 sq metres / 1431 sq feet

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Outbuilding
 Not Shown In Actual Location Or Orientation



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