



# A charming family house set in a delightful village

6-7 New Row, Aldsworth, Cheltenham, Gloucestershire, GL54 3QS

Freehold



Entrance Porch • Sitting Room • Kitchen/Dining Room  
• Office • Utility Room • Downstairs WC/Shower Room  
• Four bedrooms • Family Bathroom • Rear Courtyard  
Garden • Extended Garden Across Lane From The House  
• Driveway Parking • Outbuilding

#### Distances

Northleach 5 miles, Burford 6 miles, Bibury 9 miles, Cirencester 10 miles, Kemble Station 14 miles, Charlbury Station 16 miles, Cheltenham 18 miles, Oxford Parkway Station 25 miles, London 75 miles (all mileages are approximate)

#### Situation

Aldsworth is an attractive and unspoilt Cotswold village situated in the heart of the Cotswold Area of Outstanding Natural Beauty and benefits from a pub, village hall, cricket club and a church. Everyday facilities are found in nearby Northleach and Burford with Cirencester only being about ten miles away. The nearest cultural centres are Cheltenham and Oxford, both of which also provide excellent private schools. Other schools in the private sector include Hatherop Castle and Rendcomb College. There are primary schools in Bibury, Sherborne, Hatherop and Northleach and secondary schools at Burford, Bourton on the Water and Fairford.

Communications are first class with the A40 connecting to the M40 at Oxford and the M5 at Cheltenham. There are regular intercity rail services to London from Swindon and Charlbury (55 minutes and 70 minutes respectively to London Paddington) and Oxford

Parkway (60 minutes to London Marylebone). Local sporting facilities include golf at Burford, sailing at The Cotswold Water Park, boating on the River Thames, racing at Cheltenham and polo at Cirencester Park. Aldsworth benefits from fibre broadband to the property provided by Gigaclear with a range of connection speeds available up to 900Mbps.

#### Description

A superb opportunity to acquire a period Cotswold stone family home located in Aldsworth, one of the area's highly sought after villages. The cottage has been heavily renovated over the years both inside and out by the current owners. Entering through the Cotswold stone porch, it now boasts a large family kitchen/diner that is perfect for modern living, with underfloor heating, stone floor and original period fireplace. Leading on from there is a wonderful utility/boot room, with back door leading to the rear courtyard garden. Outside storage is provided by a sizeable brick outbuilding, which could be converted to provide further accommodation (subject to the necessary consents). Also on the ground floor is a light and airy family sitting room, with views out over the front garden. Moving through we





come to a room suitable for a range of uses, including back snug, office or (as the current owners are using it) play room. Completing the ground floor is a downstairs WC / shower room, perfect for guests.

Upstairs on the first floor there are four good sized bedrooms, with the principal bedroom in particular being very large. As you would expect with a family cottage there is a large amount of storage on the landing, which is lit by skylights affording rear views to the surrounding countryside. The first floor is completed by the family bathroom.

The cottage also benefits from modern underfloor heating to the stone-floored kitchen, as well as new double glazing. All of the works done to the property mean it would be easy to move in and live straight away without having to undergo any major works to modernise the cottage.

Outside the front of the cottage is the drive way, and a good sized garden that is mostly laid to lawn. Across the small lane is the other half of the garden, that contains a veg patch, patio area, further sizeable lawn space and greenhouse. To the rear of the cottage there is a private and secure courtyard garden with rose beds and a dining area, and the large storage shed.

**Tenure**  
Freehold

### **Services**

Mains water and electricity. Private drainage. Oil fired central heating.

### **Local Authority**

Cotswold District Council.

### **Post Code**

GL54 3QS

### **Fixtures and Fittings**

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

### **Overage**

An overage will be applied to the garden across the lane being 30% of the uplift in value of any planning consent achieved for a period of 30 years payable to the Vendors.

### **Viewing**

Strictly by appointment with the agents.

### **Agents Note**

We wish to make any prospective purchasers aware that the vendors of this property are employees of Savills.

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**Approximate Area** 166.6 sq m / 1793 sq ft

**Outbuildings** 31.7 sq m / 341 sq ft

**Total** 198.3 sq m / 2134 sq ft

**Including Limited Use Area** (2.1 sq m / 23 sq ft)

**Sebastian Hipwood**

Savills Cirencester

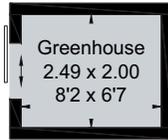
**01285 627550**

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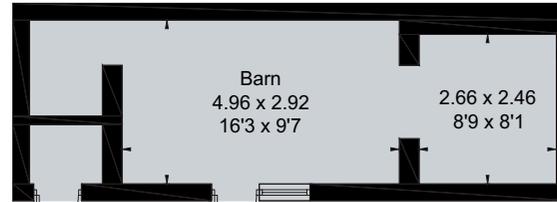


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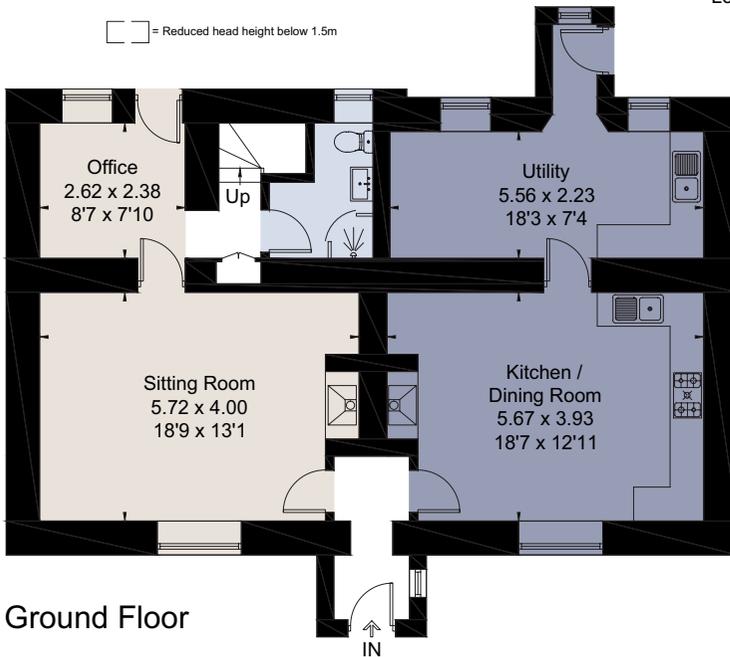
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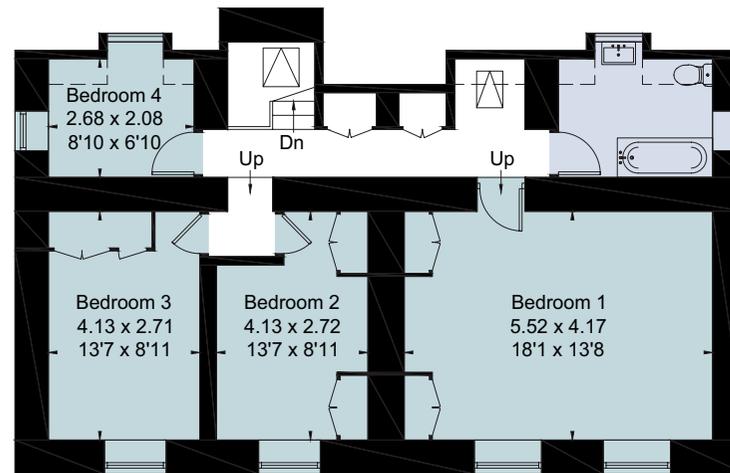
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**Outbuildings**

= Reduced head height below 1.5m



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220505SH

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