



RECTORY COTTAGE

COWLEY ♦ GLOUCESTERSHIRE

savills

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IN ONE OF THE MOST SOUGHT
AFTER COTSWOLD VILLAGE
LOCATIONS, A DETACHED STONE
COTTAGE WITH SEPARATE
ANNEXE/COACH HOUSE
AND LOVELY VALLEY VIEWS

- Reception hall ♦ sitting room ♦ dining room
- ♦ kitchen ♦ larder/utility room ♦ cloakroom ♦ conservatory
- ♦ four bedrooms ♦ bathroom ♦ detached annexe
- ♦ driveway ♦ ample parking with hardstanding
- ♦ lovely gardens with beautiful valley views





SITUATION

Rectory Cottage is situated in an elevated position in this sought after village, with lovely valley views. This picturesque Cotswold village comprises mainly stone properties surrounded by magnificent rolling countryside. An additional attraction of the area is the accessibility to other major centres such as Cheltenham and Cirencester as well as good road links to the M5, A40 and Oxford and the A417 and M4. The renowned Cowley Manor Hotel, which lies within the village, offers local residents membership and use of the Spa at reduced rates.

DESCRIPTION

Rectory Cottage is a charming Cotswold stone property, believed to date from around the mid 1800's. The current owners, who have lived there for around 30 years, have in their time carried out works to the cottage, including adding the conservatory and constructing the annexe. Both of the reception rooms have 'Clearview' steel wood burners, and there is a parquet wood floor running through the entrance hall and reception rooms. The windows and conservatory are double glazed with 'Pilkington Activ' self cleaning glass and the property benefits from Gigaclear fast broadband. The attic space is boarded with roof windows and may offer scope for further accommodation if required.

Set away from the house is the annexe. This is a two storey detached building in Cotswold stone under a pitched tiled roof. The property is ready for a range of uses such

as additional accommodation, a workshop, studio or similar, and is wired for electricity, plastered and painted, and has a staircase up to the first floor, with double glazed windows, but will require finishing according to the buyers' needs.

Outside the property benefits from two driveways from the village lane, one leading to the annexe building, together with a gravelled area offering ample parking plus hardstanding for a caravan or similar. The other driveway runs beside the house and offers further parking.

The gardens have been beautifully landscaped with an exceptional planting scheme providing a profusion of colour throughout the seasons and include many flower and herbaceous borders, mature trees and shrubs, plus an abundance of spring bulbs. The gardens offer stunning views across open farmland and provide a tranquil setting for the house.

ADDITIONAL INFORMATION

Services: Mains water and electricity. Shared septic tank drainage. Gas fired central heating.

Directions: (GL53 9NJ)

Local Authority: Cotswold District Council.
Tel: 01285 623000.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

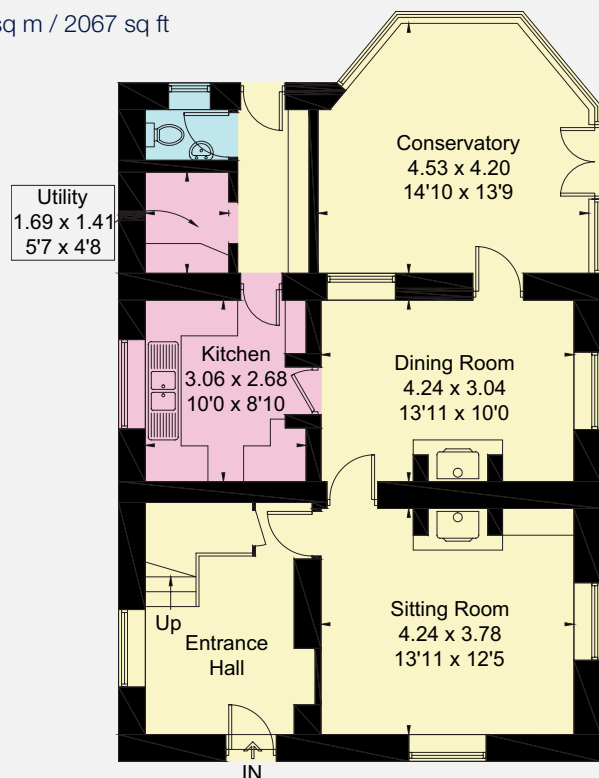


FLOORPLANS

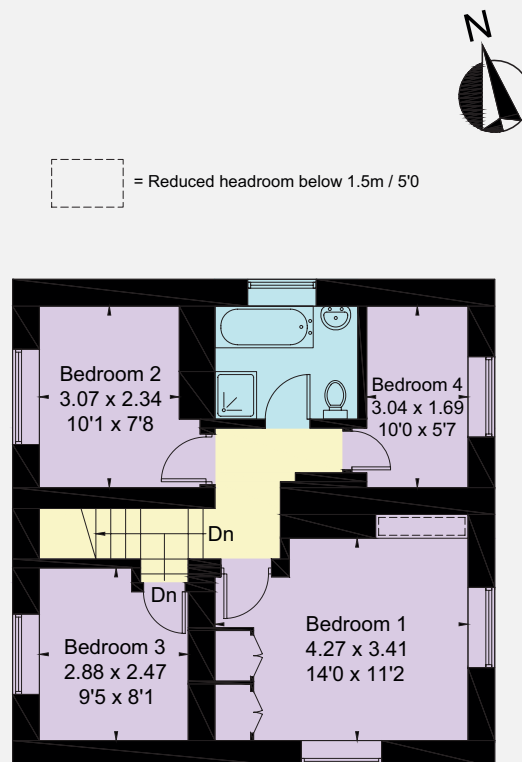
Total gross internal area: 134 sq m / 1442 sq ft

Annexe = 58.1 sq m / 625 sq ft

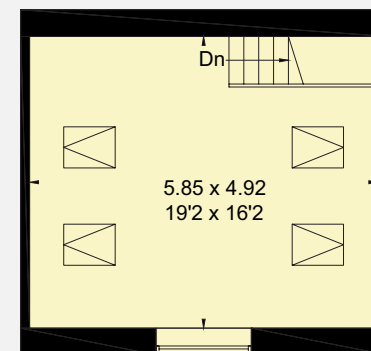
Total = 192.1 sq m / 2067 sq ft



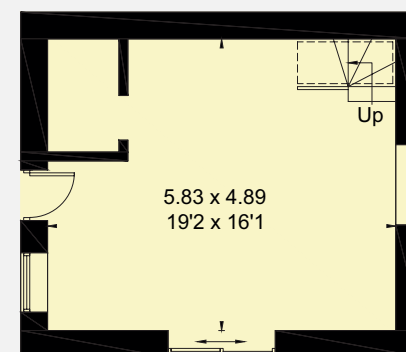
Ground Floor



First Floor



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)

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