



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



## 3 MANOR FARM COTTAGES

Daglingworth

# 3 Manor Farm Cottages, Daglingworth, GL7 7AL

## A beautiful Cotswold cottage surrounded by stunning countryside

### Location

3 Manor Farm Cottages is located on the edge of the pretty Cotswold village of Daglingworth. The house is also located on the edge of the glorious Bathurst Estate with its fabulous and extensive footpaths. Superbly positioned overlooking the surrounding countryside, the property has the most exceptional far-reaching views and is in the heart of the Cotswolds Area of Outstanding Natural Beauty.

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 North and not only offers excellent shopping and dining, but it is also host to fabulous literary, jazz and food festivals and, of course, horse racing.

The historic towns of Tetbury, Malmesbury, and Burford are only a short drive away. These towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as the three CofE Primary Schools (Stratton, Powell's and Sapperton), Pate's Grammar School, Rendcomb College, Beaudesert Park,

Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College and Marlborough College, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park, and finally there is Polo across the Duntisbourne Valley in Cirencester Park.

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.

*Cirencester 2 miles*  
*Kemble 8 miles (direct trains to London Paddington)*  
*Tetbury 12 miles*  
*Cheltenham 13 miles*  
*Malmesbury 16 miles*  
*Burford 20 miles*

All distances and times are approximate

Cottage: Sitting room · Kitchen · Dining room/ Family room · 3 Bedrooms  
Bathroom · Terrace · Garden · Vegetable garden · Ample driveway parking

Annex: Bedroom · Bathroom · Workshop





## General Information

Tenure: Freehold.

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

Postcode: GL7 7AL

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 D.



## Description

3 Manor Cottages is a beautiful semi-detached Cotswold cottage. The current owners have renovated the cottage beautifully and have been mindful to create a stunning and welcoming home with open plan living spaces, cosy corners and wonderful original features.

The ground floor living space is conveniently laid out for modern living with excellent open plan living spaces bathed in an abundance of natural light. The open plan kitchen/ dining/ family room is undoubtedly the heart of the house and a fabulous room in which to entertain family and friends and works superbly for everyday living. The kitchen is well equipped with modern appliances and an elegant cream Everhot Cooker which adds extra warmth in the colder months and there is plenty of worktop and storage space. French doors lead from the dining area to the terrace allowing for indoor/outdoor living in the summer.

The sitting room is a wonderful room in which to relax and unwind after a long country walk exploring the Cotswolds. The wood burner makes this a lovely cosy room in the winter.

The utility room keeps the piles of washing out of sight and is perfect for muddy wellies! There is also a downstairs cloakroom.

The first floor comprises the master bedroom, two further bedrooms and a family bathroom. All the rooms have delightful views over the neighbouring countryside and are bathed in an abundance of natural light.

The annex, built of Cotswold stone and part timber clad, provides excellent ancillary accommodation and comprises a bedroom with a bathroom. Careful thought has been put into creating this comfortable and well-proportioned accommodation which can also be used as a home office.

Outside, the garden is a haven of peace and tranquility and is predominantly laid to lawn, surrounded by hedging and a Cotswold stone wall. The vegetable garden is ideal for the garden and cook enthusiast and various 'rooms' give different spots in which to enjoy the garden and its setting. The terrace offers exceptional views over the Cotswold countryside and is the ideal spot for sundowners in the warmer months.



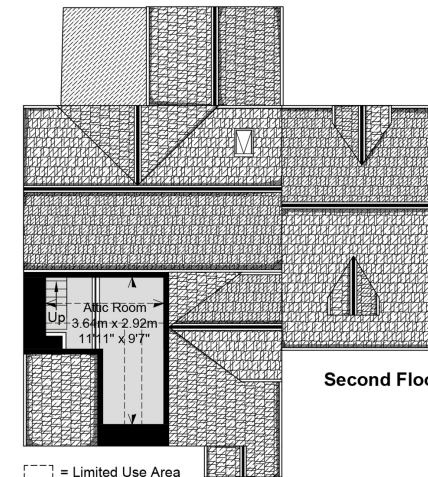
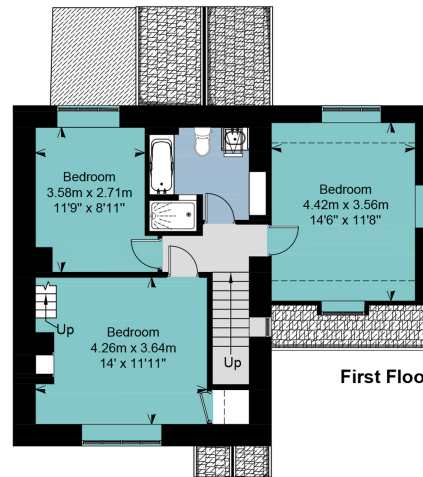
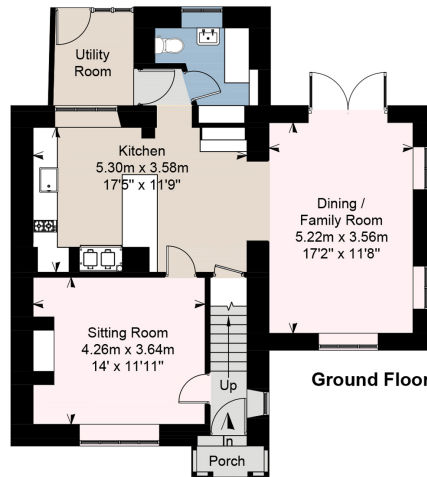
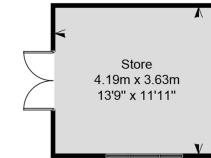
### 3 Manor Farm Cottages, Daglingworth, Gloucestershire

Approximate IPMS2 Floor Area	
House	131 sq metres / 1410 sq feet
Attic	7 sq metres / 75 sq feet
Annexe	21 sq metres / 226 sq feet
Store	15 sq metres / 161 sq feet

Total	174 sq metres / 1872 sq feet
(Includes Limited Use Area)	9 sq metres / 97 sq feet

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 07890 327 241  
 Job No SP3517  
 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



**SHARVELL PROPERTY**  
 — THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

[www.sharvellproperty.com](http://www.sharvellproperty.com)

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