

FOLLY COTTAGE

COLN ST. ALDWYNS

GLOUCESTERSHIRE

Folly Cottage

Coln St. Aldwyns, Gloucestershire

Fairford 3 miles, Burford 8 miles, Cirencester 8 miles, Swindon BR Station 15 miles (London Paddington 55 mins), M4 (Junction 15) 16 miles. (All distances & time approximate)

An immaculate cottage on the edge of this hugely desirable village

- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Utility and Study
- Master Bedroom
- Family Bathroom
- 3 Further Bedrooms (One En-Suite).
- Annex
- Stables
- Double Garage and Car Port and Private Landscaped Garden
- In all just under 3 Acres
- For Sale Freehold

DESCRIPTION

Folly Cottage is an attractive, south facing, property situated on the edge of the hugely desirable village of Coln St. Aldwyns. Originally a farm workers cottage it has undergone a substantial and detailed renovation to the highest of standards. It is constructed of Cotswold Stone under a natural stone roof and sits in an unequalled location overlooking the village. The rooms are all well-proportioned and mostly overlook the attractive gardens to the front and the adjoining countryside towards the centre of the village. The cottage having been restored sympathetically retaining many architectural original period features whilst introducing a natural blend of contemporary design.





SITUATION AND LOCATION

Coln St Aldwyns is one of the most sought after villages of the Cotswolds. Coln St. Aldwyns village boast a shop/Post Office/cafe and the village pub, The New Inn, together with a small play area and cricket ground at the nearby Williamstrip Estate. Most daily requirements can be found in Fairford, about 3 miles away, which has a good range of shops, banks, post office, chemist and surgery. More extensive facilities and cultural activities are available in Burford (8 miles) and Cirencester (8 miles). Communications are excellent in the area with Swindon (15 miles) providing access to both the M4 at Junction15 and Swindon railway station with mainline trains to London-Paddington in about 55 minutes. The larger centres of Bath, Oxford and Cheltenham are all within easy driving distance with access to Oxford via the A40/M40 at Burford.



AMENITIES

There are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Hunting is with the VWH and polo played regularly at Cirencester Park. Water sports at the Cotswold Water Park, golf at South Cerney, Swindon and Cirencester. Racing at Cheltenham and Newbury. Theatres at Oxford, Cheltenham and Bath.

The area is also well served by excellent state and independent primary and secondary schools at, Fairford, Rendcomb, Cheltenham, Minchinhampton (Beauesert Preparatory School), Westonbirt and Bath. Hatherop Castle School (Independent Preparatory) and Hatherop Church of England Primary School are both within biking/walking distance.

ACCOMMODATION

The ground floor offers large open reception rooms comprising of an Entrance Hall with a wonderful glazed stair case rising to the first floor and allows for a wealth of light. There is a door into a Boot Room and an impressive Drawing Room with stone fire place and wood burning stove inset. From this room French doors lead out onto the natural stone terrace making it a relaxed space for entertaining. The kitchen Breakfast room comprises of a series of bespoke contemporary units with built in Gaggenau appliances and island breakfast bar. Leading off the kitchen is a Dining Area with views overlooking the garden and beyond. There is a utility, and cloakroom all located on the ground floor.

On the first floor there is a large Master Bedroom with built in cupboards and drawers with stunning views over the landscaped gardens and The Williamstrip Estate. There is a stylish family bathroom and a further three Double Bedrooms (1 en-suite).

ANNEX/OFFICE

To the side of Folly Cottage is a detached, self-contained annex which is suitable for a variety of uses and currently used as an office. Oak framed French doors open up into the Sitting Room/office for 2/3 desks, this would make a spacious and generous open plan reception room. Adjacent to this area is the Kitchen with built in appliances. A further door leads through to a Shower room with walk in shower, W.C and wash hand basin. The Bedroom/Second Office is a large double room with glass sliding doors. A series of doors provide access onto a private peaceful landscaped terrace with raised beds acting as an herb garden.







GARDENS

The gardens have been beautifully landscaped throughout with passion and precision. From the raised beds acting as an herb garden to the separate raised vegetable garden. The terrace outside the French doors from the Sitting Room acts as a perfect place for entertaining and enjoying a tranquil summers evening. Surrounded with raised beds it is private and secluded, and then opens onto spacious lawns beyond.

DOUBLE GARAGE & CAR PORT

A security controlled five bar gate gives access to a large parking area to the front of the garage block. The double garage has an electric controlled up and over Oak door and space for further storage. Attached to the side of the garage is a three sided oak clad car port, currently used as a wood store, but with ample space for a third vehicle.

STABLES

Attached to the annex are two stables. The front of which are clad in oak. The stables have a separate access from the road through a 5 bar gate and gravelled drive way, also with access to the paddock through a 5 bar gate, off the separate drive.

LAND

The paddock lies to the rear of Folly Cottage with separate five bar gate access. The paddock provides excellent amenity and grazing for livestock, horses and ponies and is entirely stock fenced. Consent has been granted for the erection of a separate agricultural building within the paddock (see planning).

PLANNING

The Cotswold district council has granted planning permission as follows:

1. Erection of an agricultural building at Folly Cottage, Coln St. Aldwyns, Gloucestershire (Application ref: 13/01872/FUL- File ref: CT.410/K- Dated: 3rd June 2013).

A copy of these consents and plans may be seen at the Cirencester office of Butler Sherborn. Alternatively all documents can be viewed online at www.cotswold.gov.uk

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage. Rain water harvester. Telephone and Broadband connected (subject to transfer regulations and charges). (No tests as to the suitability of services have been carried out and intending purchasers must commission their own tests).





FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including carpets, curtains, garden ornaments and statues are specifically excluded. Some may be available by separate negotiation if required.

POSTCODE

GL7 5AP

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Tel: (01285) 623000 www.cotswold.gov.uk

Please note: Folly Cottage is not listed but in a Conservation Area and Area of Outstanding Natural Beauty.

DIRECTIONS

From Cirencester take the B4225 to Burford & Bibury and past the turning to the A420 to Stow-on-the-Wold. After about one and a half miles, as the road sweeps to the left, turn right signposted to Ampney Crucis and Quenington (indicate well in advance of this turning as you go down the hill). Continue along this road for about 5 miles into the village of Quenington. At the cross roads turn left signposted to Coln St Aldwyns. Proceed into the village and up the main street, driving past The New Inn pub on the right. Go straight over the cross roads in the centre of the village and continue on this road past the turning to Bibury. Folly Cottage is located on the right hand side after a further 100 yards.



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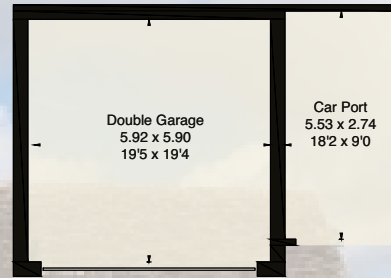
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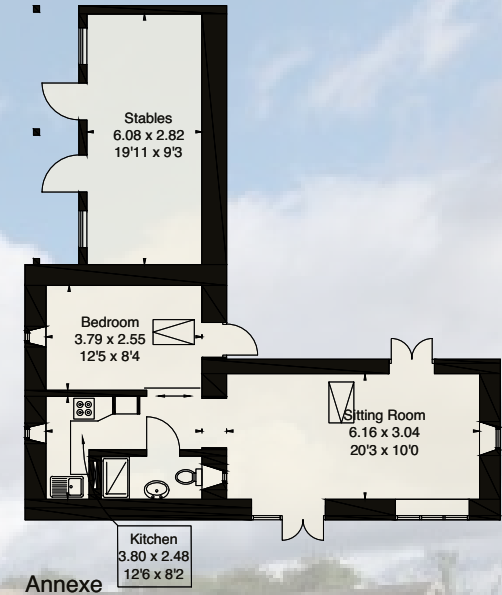
Folly Cottage, Coln St. Aldwyns, GL7 5AP

Approximate Gross Internal Area = 188 sq m / 2024 sq ft (Excluding Void)
 Annexe = 59 sq m / 635 sq ft
 Double Garage / Car Port = 52 sq m / 560 sq ft
 Total = 299 sq m / 3219 sq ft

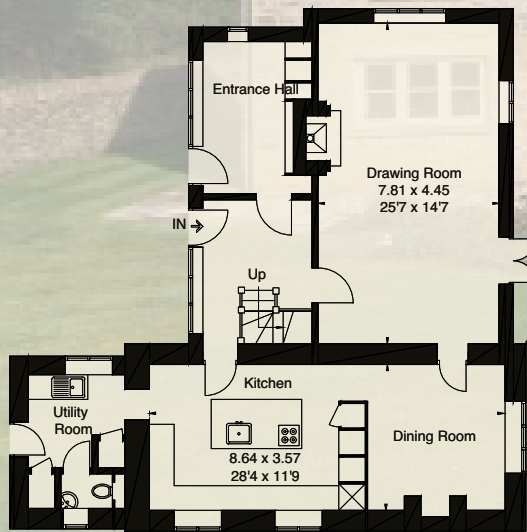
 = Reduced headroom below 1.5m / 5'0"



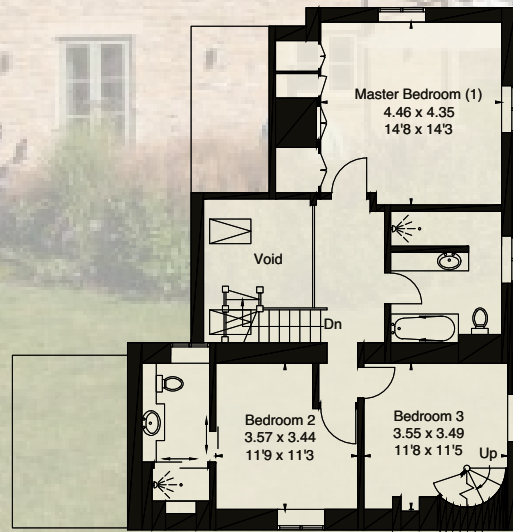
Double Garage / Car Port



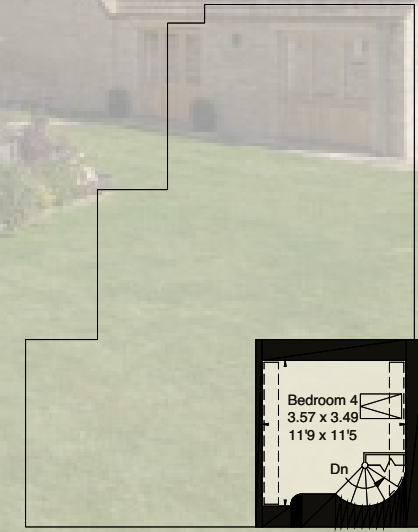
Annexe



Ground Floor



First Floor



Second Floor

DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken: August 2014. Particulars written: IRD August 2014

