



21 MAIN STREET

COLN ST ALDWYN

GLOUCESTERSHIRE

21 Main Street

Coln St Aldwyn, Gloucestershire

Hatherop 1 mile, Fairford 3 miles, Cirencester 9 miles, Burford 11 miles, Swindon 16 miles (Paddington 55 minutes), M4 (J15) 18 miles (All distances and times are approximate)

A deceptively spacious four bedroom extended period house with stylish interiors and a sunny walled garden, situated at the heart of this unspoiled Cotswold village in the Coln Valley.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Oak framed Family Room
- Cloakroom
- SideHall
- Utility Room
- Wine Cellar
- Master Bedroom with En Suite Dressing Room & Bathroom
- Guest Suite with Wet Room
- Two further Bedrooms
- Walled Garden with Stone Store and Outdoor Kitchen
- Private parking

DESCRIPTION

21 Main Street is a period property situated on the triangular green at the centre of the village. It has been extended to create a wonderful family home, with ground floor rooms that flow seamlessly, a bright and sunny kitchen/breakfast room and comfortable bedrooms on the upper floors. The south facing oak framed garden room opens to a large paved terrace for outdoor dining, with a separate stone built 'outdoor' kitchen housing a barbecue and pizza oven, ideal for summer entertaining. The accommodation has been thoughtfully designed with limestone flooring with underfloor heating to most of the ground floor. Luxurious bathrooms, with underfloor heating and 'wet' areas, and a spacious fitted dressing room



add to the sense of style and comfort. Practical details include the second entrance to a large side hall with wall to wall coconut matting and direct access to the utility room, perfect for muddy boots and dogs.

ACCOMMODATION

GROUND FLOOR

The front door opens into the **Hall** which leads through to the dining room and has doors to the **Cloakroom** and **Sitting Room**, which retains a stone mullioned window with original window seat and has an open fireplace with a Minster style stone surround. This is open to the **Dining Room**, with windows and part glazed French doors to the side and built in cupboards and shelves, and leads through to the **Kitchen/Breakfast Room**, which is particularly bright and sunny with windows to two aspects and a large skylight. It is fitted with a range of painted shaker style units with an integrated dishwasher; Corian worktops with an inset double butler's sink and integrated drainer; two oven Aga, separate ceramic hob and electric oven. A matching larder cupboard, shelving and built in corner seating complete the fittings, with ample room for a breakfast table. There is space and plumbing for an American style fridge freezer. A door leads to the **Side Hall**, which is within the Oak framed extension and provides access to the **Utility Room**, housing the oil fired boiler and with space for laundry appliances. A door and step down lead to the sunny **Garden Room**, with two sets of French doors and a glazed loggia adjoining the terrace. The brick lined **Wine Cellar** is accessed via a concealed stairway from the entrance hall and is fitted with slate shelves.

FIRST & SECOND FLOORS

The **Master Bedroom Suite** is situated to the rear, with views of Hatherop Castle, a fitted **Dressing Room** and a generous **Bathroom** with a separate 'wet room' shower. The **Guest Suite** includes a bedroom with a pretty window seat and a stylish tiled **Wet Room**. There is a further **Bedroom** on the first floor and a door and concealed staircase leading to a cleverly fitted **Attic Bedroom**.

OUTSIDE

The property is approached over a gravel driveway with parking for one vehicle and access to the front door, which is in the side elevation. A timber pedestrian gate leads to an enclosed gravel terrace with raised beds to both sides and doors to the dining room. A further gate leads to the garden, which is enclosed by stone walls and is both sheltered and sunny. It features a large paved terrace adjacent to the side hall and garden room, partially sheltered by the glazed loggia. The terrace leads to two stone buildings, one a store and the other with a pizza oven and barbecue. A gate between the two conceals the oil storage tank. The remainder of the garden is laid to lawn with raised flower beds.



SITUATION

Coln St Aldwyn is an unspoiled and much sought after Cotswold village between Bibury and Fairford, in a picturesque landscape of parkland, woods and water meadows. Largely made up of period stone houses it has a fine Norman Church and retains a village pub, village shop and cricket club. A highly regarded Church of England primary school is available in the neighbouring village of Hatherop, as is the prep school at Hatherop Castle, which is visible in the distance from the rear of the property. Fairford has a range of amenities that serve the town and its surrounding area, including a weekly market. Cirencester (about 8 miles) has an excellent range of shops and services including Waitrose and a variety of independent boutiques, pubs and restaurants.

The Cotswolds are renowned for country pursuits and the area provides delightful and excellent walking and riding. Sporting activities are extensive; golf courses at Burford, Witney, Cirencester and Lyneham;



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Cheltenham and Stratford-upon-Avon with theatres at Oxford and Cheltenham. A variety of water sports are available at the Cotswold Water Park near South Cerney.

There is an excellent choice of schools (both Private and State) in the area including Hatherop Castle, St Hugh's, Rendcomb College and the Cheltenham Colleges.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Underfloor heating in the Dining Room, Kitchen/Breakfast Room, Bathroom, Wet Room, Rear Hall and Family Rooms. Fibre broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

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

COUNCIL TAX

Band ?

VIEWINGS

Please telephone Butler Sherborn, Cirencester T 01285 883740 or
The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL7 5AA)

From Cirencester take the A429 following signs for Burford. On reaching traffic lights continue straight on the B4425, signposted Burford. After 3.1 miles turn right, signposted Quennington. After 8.4 miles, at the cross roads, turn left to Coln St Aldwyns, crossing over the river and passing The New Inn on your right. Continue up the hill and, on reaching the triangular green with the Village Shop on your left, the property will be found on the right hand side.



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Photographs taken: July 2020. Particulars written: July 2020.