

A photograph of a traditional stone cottage with a gabled roof and a chimney. A modern conservatory with a white frame and glass panels is attached to the front. The house has several windows with wooden frames. In front of the house is a green lawn, a wooden fence, and a small wooden deck with outdoor furniture. There are trees and bushes around the property.

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The Cottage

Shipton Oliffe, Cheltenham, GL54 4HZ

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Shipton Oliffe, Cheltenham, Gloucestershire

A charming Cotswold stone cottage in the heart of the village offering beautifully presented accommodation, characterful within a large southerly facing garden, driveway and parking.

- Reception hall
- Sitting room with wood-burning stove
- Kitchen/ Dining room
- Conservatory
- Cloakroom
- Three double bedrooms
- Family bathroom
- Southerly facing garden
- Parking

Positioned in the heart of the village and nestled within its own attractive plot, The Cottage is a quaint and particularly attractive stone property that has been refurbished to a lovely standard whilst retaining the very special period features that make The Cottage the most charming home throughout.

This is a home of great character, yet the internal finish is one of natural simplicity in keeping with its heritage with a modern feel throughout. The interiors have been cleverly planned to use every inch of the square footage, allowing for practical rooms over two floors.

The entrance is via a hall that introduces a cloakroom and the reception rooms. From here, double doors open to the sitting room, a lovely space with a Yeoman multi-fuel stove, and it enjoys views over the garden. Also from the hallway is a door into the kitchen/dining room, the heart of the home. This area opens to the conservatory, which also enjoys views of the gardens. The kitchen is fitted with a range of bespoke country-style units and integrated Siemens appliances.



On the first floor, there are three double bedrooms with the principal bedroom overlook the rear garden. A family bathroom services all three bedrooms.

These quintessential cottages are what The Cotswolds are best known for, and as such, they make excellent bolt holes to explore the local area, or as holiday lets.

Outside:

Much of the charm of The Cottage is the lovely position that the house occupies, enclosed by wonderful southerly-facing gardens, catching the all-day sun. There is an elevated decked terrace accessed from the conservatory with a step down to the generous level garden. Mature and private, it is well stocked with a variety of trees and shrubs. To the side of the house, there is parking for two cars.

Situation:

Shipton Oliffe is a quintessential Cotswold village in an area of Outstanding Natural Beauty and home to a vibrant community. Despite being semi-rural, the village is extremely accessible having the A40 within a mile of the property, providing good east/west access to London, Cheltenham and the M5, whilst the nearby Fosseway gives excellent north/south access. Within a walk is the reputable Frogmill Inn, in addition to the village of Andoversford, which offers a primary school, public house and village shop. Bourton on the Water, less than ten miles away, has a wider range of amenities as well as the popular Cotswold School. Cheltenham, is within an easy and comfortable drive, just eight miles and has a wide range of excellent schools including The Cheltenham Ladies' College, Cheltenham College, Dean Close, St Edwards and Balcarras Secondary school, a nationally known state school in the nearby village of Charlton Kings. As well as superb educational facilities, the town is well known for the many festivals that it holds as well as the cricket and National Hunt festivals.

Walking countryside in and around Shipton Oliffe is at its best, there are also several golf courses on the edge of the town including Shipton Golf Course.

Services:

LPG central heating, mains electricity, mains water, private drainage.



Approximate Gross Internal Area 1330 sq ft - 124 sq m

Ground Floor Area 768 sq ft – 71 sq m

First Floor Area 562 sq ft – 53 sq m

