



2 Williamstrip Cottages
Coln St. Aldwyns
GL7 5AU
Cirencester

CHARTWELL NOBLE



ESTATE AGENTS



2 Williamstrip Cottages

Coln St. Aldwyns, Cirencester

Modernised four-bedroom cottage with garden backing onto fields, walking distance to Coln St Aldwyns, scope to extend, and rare chance to join a sought-after village community. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D 63

- Idyllic rural setting
- Four bedrooms
- Master suite with private bathroom
- Garden opens out to countryside
- Wood burning stove
- Recently modernised
- Beautifully maintained mature gardens
- Off-street parking

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Master bedroom

19' 2" x 14' 4" (5.85m x 4.36m)

A large and light-filled bedroom occupying the top floor. With its own en suite bathroom and attic storage, it offers privacy and luxury. The sloping ceilings and countryside views add character and serenity.

Principal en-suite bathroom

Garden views from this well appointed en-suite bathroom.

Bedroom 2

16' 6" x 9' 8" (5.03m x 2.95m)

Dual aspect second double bedroom with spacious built-in wardrobe

Bedroom 3

11' 2" x 13' 0" (3.40m x 3.96m)

A double bedroom with views across surrounding fields

Study / Bedroom

12' 7" x 9' 5" (3.84m x 2.88m)

Currently in use as a study, this versatile room could easily be converted back into use as a 4th bedroom

Kitchen / Dining room

29' 5" x 9' 0" (8.96m x 2.74m)

A long, open-plan space stretching across the rear of the house. The kitchen is well-appointed and flows seamlessly into the dining area, which opens directly onto the garden. Natural light fills the room, enhancing its role as the heart of the home.

Sitting room

13' 1" x 12' 10" (3.99m x 3.92m)

A welcoming front-facing room with a wood-burning stove set into a traditional hearth. Built-in shelving adds charm and practicality, while the proportions offer a cosy yet spacious retreat for reading or entertaining.





GARDEN

The rear garden is a peaceful, well-tended space laid to lawn and framed by mature planting. A gate at the far end opens directly onto open fields, offering instant access to countryside walks and uninterrupted views. There are thoughtfully positioned spots for al fresco dining and sitting.

OFF STREET

2 Parking Spaces

There is space for several cars to be parked away from the quiet road nearby




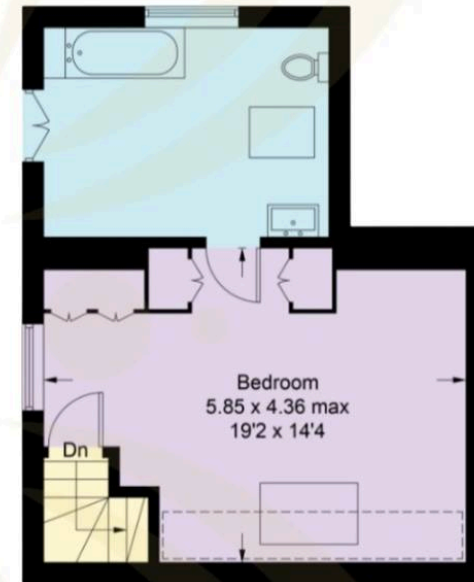




First Floor

Approximate Gross Floor Area
140 sq.m / 1507 sq.ft

 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor

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Cirencester, GL7 5AU



2 Williamstrip Cottages is a handsome semi-detached Cotswold stone cottage on the edge of Coln St. Aldwyns, one of the most sought-after villages in the Coln Valley. The property combines period charm with modern comfort and enjoys landscaped gardens and open rural views.

The ground floor features a welcoming sitting room with a wood burner and built-in shelving, while the open-plan kitchen and dining room spans the rear of the cottage, opening directly onto the garden. A cloakroom and useful utility spaces complete the layout.

Upstairs, there are three bedrooms and a contemporary shower room, with one room currently used as a study. The second floor provides a large principal bedroom with en suite bathroom and attic storage, creating an ideal retreat.

The gardens have been beautifully landscaped, with lawn, established planting, and a terrace for outdoor dining. A gate leads to open fields, perfect for country walks, while the drive provides off-road parking.

Coln St. Aldwyns has a village shop and an excellent pub, with further amenities in Fairford, Cirencester, and Burford. The area is well served by schools, and Kemble and Swindon stations provide direct trains to London.

2 Williamstrip Cottages is a rare opportunity to acquire a Cotswold home of character in a peaceful yet well-connected setting.





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