



HAYMAN-JOYCE

# THE LITTLE HOUSE

COMPTON ABDALE  
CHELTENHAM  
GLOUCESTERSHIRE  
GL54 4DR

DELIGHTFUL PERIOD TERRACED  
COTTAGE WITH A WALLED  
GARDEN AND PARKING, IN A  
MOST BEAUTIFUL VILLAGE  
LOCATION.

## SITUATION

A small rural village in the heart of the Cotswolds, situated just off the A40. St. Oswald's Anglican church dates back to the 13<sup>th</sup> Century. Strong sense of community with a village hall. Other centres within easy reach and providing a good selection of shops and amenities for everyday needs are Northleach, Cheltenham and Cirencester. Trains from Kemble (15 miles) reach London Paddington in about 75 minutes.

Guide Price £375,000

No Onward Chain

**HAYMAN-JOYCE**

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## THE PROPERTY

- Pretty mid-terrace stone-built period cottage, situated in the beautiful semi-rural village of Compton Abdale, with landscaped front garden and off-street gravelled parking for two/three vehicles
- The enclosed porch leads through to the charming sitting/dining room, which is open-plan to the fitted cottage-style kitchen area
- The overall reception space has a stunning stone fireplace incorporating a fitted cast-iron wooden burner, exposed ceiling beams and an original fitted window seat
- Connecting the living space, is the modern cottage-style kitchen offering a good selection of wall and base units with solid wooden work surfaces and inset sink unit, eye-level electric double oven, separate four-ring halogen hob, recess for fridge and separate freezer, space and plumbing for mini-dishwasher, separate recessed space for washing machine and tumble dryer
- Connecting to the reception room, is the original winding stone stairwell, leading to the first-floor landing.
- There are two spacious bedrooms with attractive latch and brace oak internal doors
- Both bedrooms are serviced by the fitted bathroom suite consisting of a wooden-panelled bath with a mixer shower attachment and separate overhead electric shower unit, low-level wc and pedestal wash-hand basin
- EPC Band E
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,000 pcm

## OUTSIDE

- The established front gardens are mainly laid to paving, with a secluded seating area, extensive planting beds, mature shrubbery and surrounding drystone walling
- To the rear of the cottage, approached from the main road, is off-street gravelled parking for two/three vehicles, plus a wooden garden shed, forming part of the shared access to the Long House

## DIRECTIONS

- From the Northleach roundabout take the A40 towards Cheltenham and then turn left signposted 'Compton Abdale and Withington'
- On reaching Compton Abdale the property will be found on the left just over the brow of the hill as you enter the village
- what3words: sponge.solutions.recorder

## SERVICES

- Mains water and electricity are connected
- Drainage to a septic tank
- Average broadband speeds advertised within this postcode are up to 26.5 Mbps if provider is BT

## OUTGOINGS

- Council tax – band C
- Tax payable for 2025/26 - £1,920.58

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E  
01608 651188

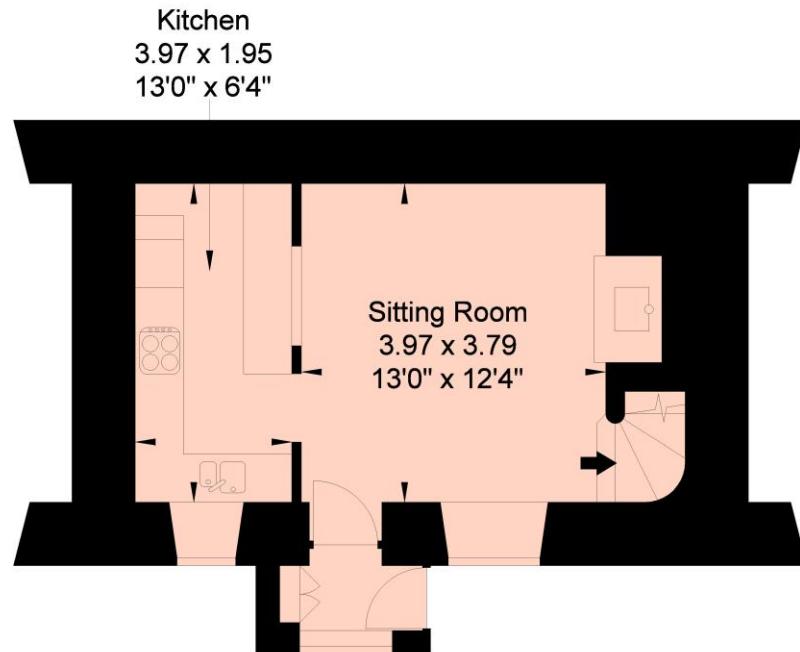


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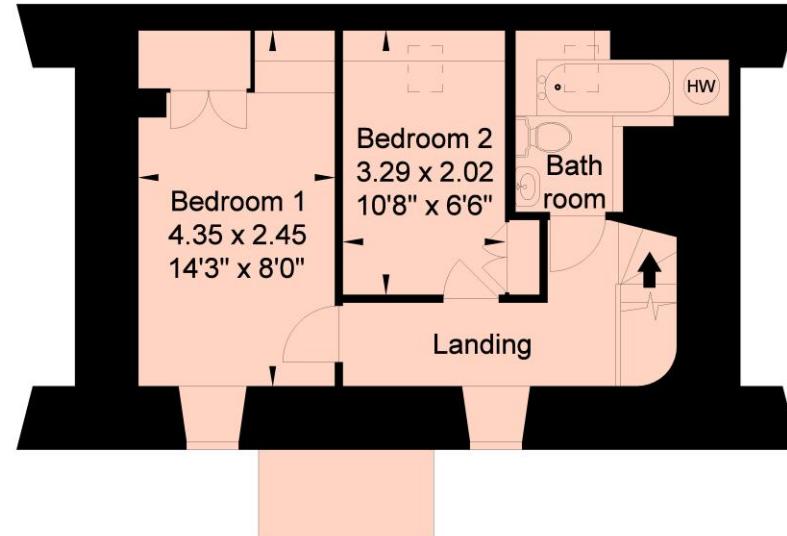
## IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations, and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

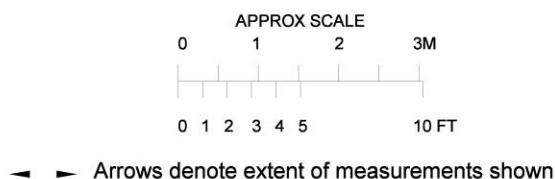




Ground Floor



First Floor



## The Little House Compton Abdale

Approximate Gross Internal Floor Area  
59 sq m (635 sq ft)

© Cotswold Plans Ltd 01386 430176

Ref: ma/9187

This plan is for guidance only and must  
not be relied upon as a statement of fact.

**HAYMAN-JOYCE**

M O R E T O N - I N - M A R S H • M A Y F A I R  
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