



HAYMAN-JOYCE

FOLLY FARM
COTTAGE
NOTGROVE ROAD
COLD ASTON
CHELTENHAM
GLOUCESTERSHIRE
GL54 3BP

SUBSTANTIAL SEMI-DETACHED
FAMILY HOME, WITH NUMEROUS
WOODEN OUTBUILDINGS AND
EXTENSIVE OFF-STREET PARKING.

SITUATION

Cold Aston is a desirable rural hill village, well located for transport links to Cirencester (14.5 miles), Cheltenham (13.5) and Oxford (31.5)

The village has a public house, The Plough Inn (open weekends only), an Ofsted outstanding primary school, an active village hall and annual village Fayre

St. Andrew's Church, whose 5 bells were lovingly restored a number of years ago after 50 years of silence

The village name appears in the Domesday Book as Estone (East Farm) and by the mid-13th Century changed to Cold Aston; by 1535 the name changed again to Aston Blank, but in 1972 reverted back to Cold Aston

Other local towns with amenities for day-to-day requirements are Bourton-on-the-Water (3 miles) and Northleach (4.7)

The award-winning Daylesford Farm Shop is about 10 miles Mainline stations at Kingham and Moreton-in-Marsh, with train services to Oxford and London Paddington

Guide Price £700,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Attractive and substantially extended semi-detached family home, beautifully situated on the edge of the sought-after village of Cold Aston with magnificent far-reaching views, various wooden outbuildings and an extensive gravelled driveway
- Entrance hall with stairs to the first floor and cupboard under
- The showpiece of Folly Farm Cottage is the extended shaker-style family kitchen, with a large sky lantern and bi-folding glazed doors spanning the width of the kitchen, flooding the kitchen/reception area with an abundance of natural light
- The kitchen offers a good selection of high-quality wall and base units, with granite work surfaces, inset twin Belfast sink and a fitted double larder pantry cupboard, a central island/breakfast bar with storage cupboards and oak wooden work surfaces, and integrated Bosch appliances including an upright fridge-freezer and dishwasher, a fitted Falcon dual-fuel range cooker, and ample space for a large table and chairs. There is wood laminate flooring throughout and an attractive cast-iron wood burner with stone hearth
- Open to the dining area, is the open-plan sitting room with views over the front garden
- Utility/boot room, offering a selection of base units with laminated work surfaces, inset stainless-steel sink, space and plumbing for washing machine, floor-mounted oil boiler, and access to the garden and driveway. Adjoining cloakroom and tall coat cupboard
- Dual aspect uPVC conservatory with vaulted ceiling, light, power and heating
- On the first floor, there are two spacious double bedrooms, both with built-in wardrobe cupboards and incredible countryside views
- Vintage-style family bathroom with panelled bath with shower attachment, low-level wc and vanity wash-hand basin
- The loft space has been converted, with access via the original third bedroom which has been created as an additional landing area with fitted book shelving and an open staircase leading to the second-floor principal bedroom
- The principal bedroom is beautifully presented with a built-in wardrobe cupboard and adjoining en-suite shower room consisting of a vintage-style suite which including a fully enclosed tiled shower cubicle with glass door, low-level wc and pedestal wash-hand basin
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,950 pcm
- EPC Band D

OUTSIDE

- The overall plot is particularly generous, with the immediate rear garden to the kitchen extension providing a stunning backdrop with views over open farmland and open access to the large wooden barn siding onto the garden
- Beyond the large barn, are two further wooden structures, which are a combination of stables and additional storage, with the whole creating an enclosed courtyard area with gated access to the main gravelled driveway, providing off-street parking for numerous vehicles, with a lawned front section of garden and high hedgerows offering a great deal of seclusion.

DIRECTIONS

- From Bourton-on-the-Water take the A436 towards Cheltenham and after approx. ½ mile turn left signposted Cold Aston and Aston Blank
- Follow the road into Cold Aston and at the green, bear right
- Continue through the village going past Bang-up Lane on your left and after approx. 400 yards the property will be found on the right
- what3words: signified.avoid.fetch

SERVICES

- Mains water and electricity are connected
- Oil fired central heating
- Shared private drainage with the adjoining property, Folly Cottage
- Average broadband speeds advertised within this postcode are up to 26.1 Mbps if provider is BT

OUTGOINGS

- Council tax – band D
- Tax payable for 2025/26 - £2,194.16

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

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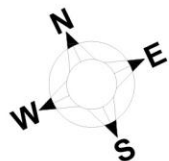


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IMPORTANT NOTICE

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.

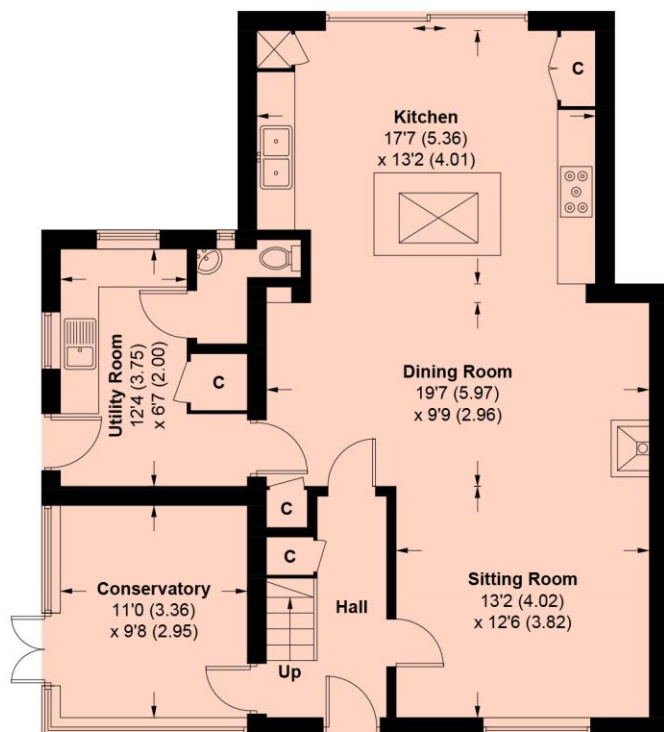




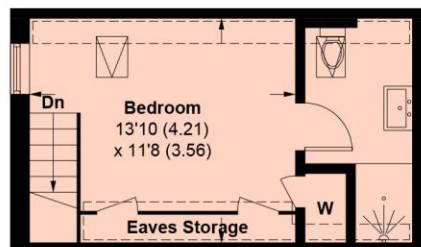
Folly Farm Cottage, Cold Aston, Cheltenham GL54 3BP

Approximate Area = 148.6 sq m / 1599 sq ft
 Outbuildings = 87.9 sq m / 946 sq ft
 Total = 236.5 sq m / 2545 sq ft
 For identification only - Not to Scale

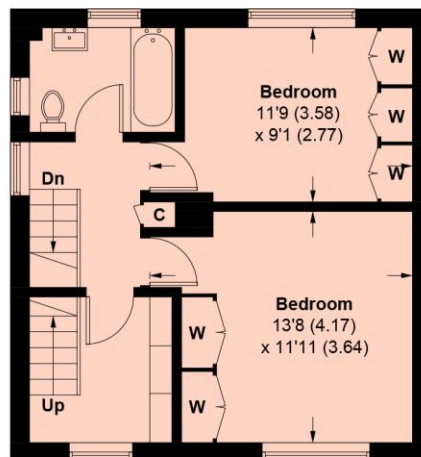
 = Reduced headroom below 1.5m / 5'0"



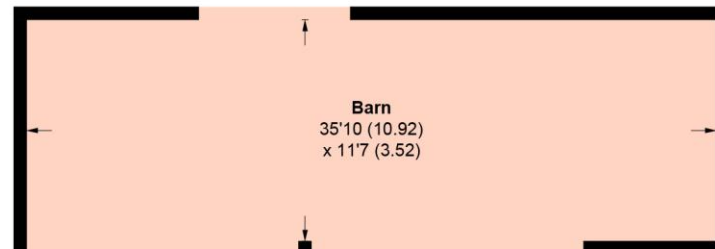
GROUND FLOOR



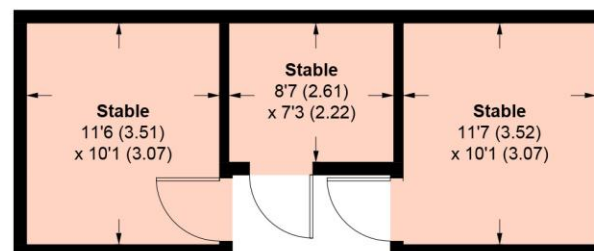
SECOND FLOOR



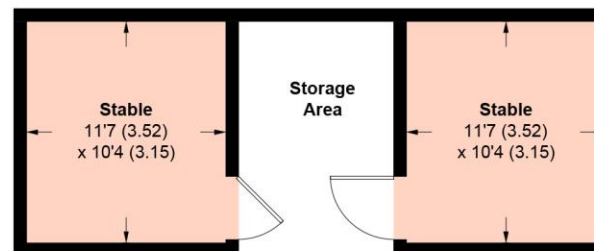
FIRST FLOOR



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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