

HAYMAN-JOYCE

# TRINDERS COTTAGE

10 CALCOT  
CHELTENHAM  
GLOUCESTERSHIRE  
GL54 3JZ

PRETTY SEMI-DETACHED  
COTSWOLD COTTAGE, IN A  
PICTURESQUE VILLAGE, WITH  
STUNNING VIEWS OF THE  
COLN VALLEY.

## SITUATION

Calcot is a pretty village located in the undulating hills of the Cotswolds

Northleach (4 miles) is a former medieval wool town with many amenities for day-to-day needs, primary school and pre-school nursery; The Cotswolds Discovery Centre is housed at the Old Prison

Outstanding academy schools at both Bourton-on-the-Water and Cirencester (8.8 miles equidistant)

Chedworth (4.6 miles) has a primary school and pre-school  
Many local attractions, including Stowell Park, Yanworth (4 miles) and The National Trusts Chedworth Roman Villa (4.5)

The iconic village of Bibury is 4 miles

Other major centres within easy reach are Cirencester, (9 miles), Cheltenham (15.5) and Gloucester (22)

Guide Price £675,000

**HAYMAN - JOYCE**

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[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)



## THE PROPERTY

- Highly attractive Grade II Listed triple-fronted semi-detached cottage, beautifully situated in a quiet no-through lane, with idyllic views over open farmland, with secluded front and rear gardens and a stone-built outbuilding
- Internally, the impressive 21' x 12' sitting room offers an abundance of period features, with exposed oak wooden flooring, original panelled windows with oak lintels and integrated window seats, stone-built open fireplace and enclosed stairwell to the first floor
- Adjoining the sitting room, is the useful study/playroom with part-vaulted ceiling and twin rooflights
- The dining room is spacious in size, with ceramic tiled flooring, fitted shelved double cupboards and attractive wall lights, with a connecting door to the cottage-style fitted kitchen
- The kitchen offers a good range of wall and base units, laminated work surfaces, stainless-steel inset sink, several integrated appliances, including a Neff electric oven with separate hob, upright fridge-freezer and Beko dishwasher, as well as ceramic tiled flooring and glass splashbacks
- Off the kitchen, is an inner hall with cloakroom off. having low-level wc, floating wash-hand basin and floor-mounted oil boiler, and further door to a utility, with a laminated work surface, space and plumbing for a washing machine, ceramic tiled flooring and two external doors providing access to the front and rear gardens
- On the first floor, the principal bedroom is particularly generous in size, with three built-in double wardrobes and an adjoining shower room, comprising of a shower cubicle, mono-block floating sink and low-level wc
- There are two further double bedrooms with built-in wardrobe cupboards, both serviced by the large family bathroom with tongue and groove panelled path with rain-shower over, vanity wash-hand basin and concealed wc, ceramic tiled flooring and a heated towel rail
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,750 pcm

## OUTSIDE

- To the rear of the cottage is a small gravelled area with a retaining Cotswold stone wall and steps leading up to a large stone-built outbuilding and a raised astro-turf lawned area, with planting beds, box-hedging, the whole affording a good degree of privacy
- The stone-built outbuilding has exposed wooden flooring, vaulted ceiling with downlighters, part-glazed wooden doors, windows to the front aspect and outside light, and which could be suitable for a number of uses
- The front garden is well secluded with high dense hedgerows and a gravelled path leading to the cottage and utility to the side. There is also a large planting bed with extensive shrubbery, covered wooden log store, plastic oil tank and bin storage

## DIRECTIONS

- From Northleach follow the A429 (Fosse Way) south and after approx. 1 mile turn left signposted 'Ablington and Bibury' just before Northleach Mower Services
- Take the second right hand turn after about 1.2 miles signposted 'Calcot'
- Follow this road for approx. 1.4 miles into the village
- On reaching Calcot go straight across the crossroads and follow the road to the bottom where the property will be found on your left
- what3words: shaver.geese.reap

## SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 53.3 Mbps if provider is BT
- EPC Band E

## OUTGOINGS

- Council tax – band F
- Tax payable for 2026/27 - £3,284.35

## 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

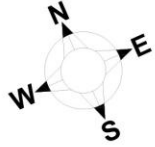


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## IMPORTANT NOTICE

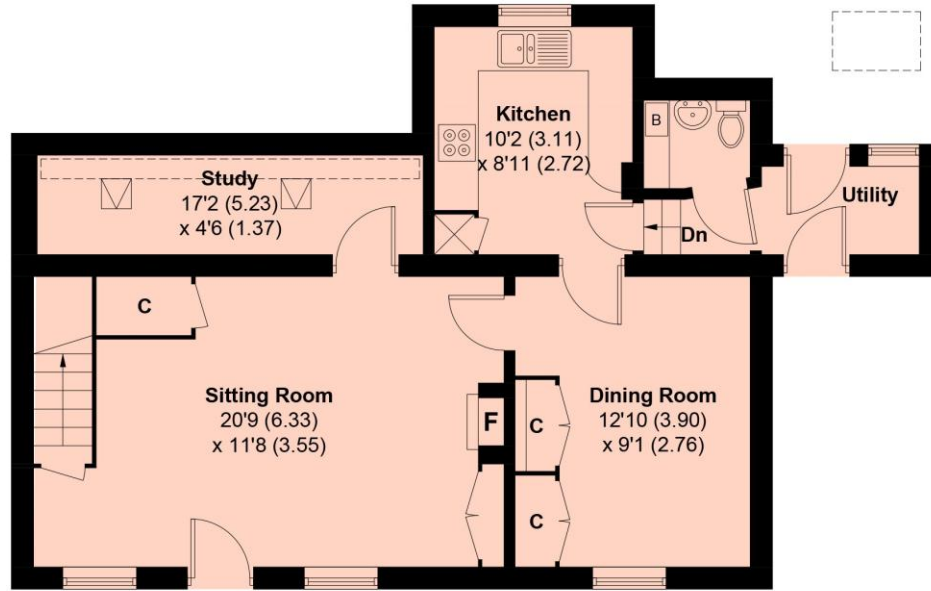
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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.





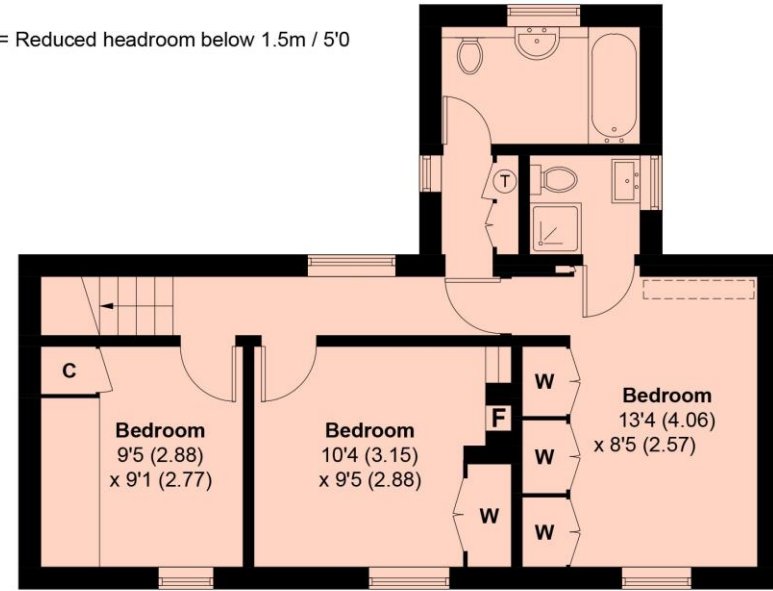
# Trinders Cottage, 10 Calcot, Cheltenham, GL54 3JZ

Approximate Area = 111.2 sq m / 1197 sq ft  
For identification only - Not to Scale



**GROUND FLOOR**

= Reduced headroom below 1.5m / 5'0



**FIRST FLOOR**

**HAYMAN-JOYCE**

M O R E T O N - I N - M A R S H • M A Y F A I R  
h a y m a n j o y c e . c o . u k