



HAYMAN-JOYCE

THE PADDOCK

ALDSWORTH
CHELTENHAM
GLOUCESTERSHIRE
GL54 3QX

SPACIOUS FOUR BEDROOM
DETACHED COTSWOLD STONE
FAMILY HOME, WITH PRETTY
GARDENS, DOUBLE GARAGE
AND PARKING.

SITUATION

Aldsworth is a pretty unspoilt village with a selection of period and modern houses

Active community with village hall and Post Office

Traditional The Sherborne Arms village pub

Church of St. Bartholomew dating from the 12th Century

The village is located between the market towns of Northleach (approx. 4 miles), Burford (6) and Cirencester (10) where there are more shopping facilities for everyday needs

The larger centres of Oxford and Cheltenham are within easy reach, where you can find excellent Private and State Schools

The A40 close by gives good access to Oxford and Cheltenham with the M40 to Birmingham and London

Guide Price £1,400,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh

Gloucestershire

GL56 0AX

01608 651188

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THE PROPERTY

- Stunning and superbly presented detached family house, well situated within the semi-rural village of Aldsworth, occupying an overall generous plot of 0.4 of an acre, with a detached garden/studio room, double garage and extensive gravelled drive for several vehicles
- The property has versatile accommodation with much to offer, with timber-framed windows to the front, new aluminium triple-glazed windows to the rear, and newly fitted internal oak doors throughout
- Entrance hall with stairs to the first floor, cupboard, and a beautifully presented downstairs cloakroom off with half panelled walls, low-level wc and pedestal wash-hand basin
- Of particular note is the striking kitchen/dining/family room, providing an excellent selection of wall and floor units including a large pantry larger cupboard, granite work surfaces and a central island with integrated Neff induction hob, integrated wine rack, separate wine cooler and breakfast bar, with overhead extractor fan. There are also a number of integrated Neff appliances which include a double oven, dishwasher and a large family fridge-freezer, and underfloor heating
- The extended kitchen area is flooded with natural light from the large concertina glazed doors and two sky lanterns, with beautiful views overlooking the immediate terrace and the raised lawn area. There is also an abundance of space for a large dining table and chairs
- Utility with a floor-to-ceiling cupboard housing the washing machine and tumble dryer, Belfast sink, and door to outside
- The spacious sitting room is well-proportioned, with an attractive open fireplace with floating oak mantel and part-panelled walls. Steps lead up to the superbly presented living room
- The triple aspect living room has an exposed fireplace with integrated cast-iron wood burner and floating oak mantel, and the wonderful feature of an original weeping chancel window originally sourced from a church in South Cerney, and a fully glazed external door leading onto the lower terrace, and part-vaulted ceiling with horizontal beams
- Independent study with double doors to the sitting room and door to the hall
- On the first floor, is the large landing with a double airing cupboard and connecting doors to all the first-floor accommodation
- The principal bedroom is generous in size measuring approx. 17' x 13' in total, with an adjoining en-suite bathroom, consisting of a panelled bath, fitted shower cubicle with shower over, low-level wc and wash-hand basin
- There are three further double bedrooms, with bedroom four having fitted wardrobe cupboards
- Well-appointed family bathroom, which is finished to a high standard, with walk-in double shower, low-level wc and floating vanity sink
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £4,000 pcm

OUTSIDE

- The private north-facing main gardens have been beautifully re-landscaped by the current owners
- A terrace leads off the kitchen, with steps leading to a further raised terrace area with part wrought-iron balustrades, open to the further area of garden which is predominantly laid to lawn, with well stocked planting beds and a paved path leading to a large ornamental pond
- There is a detached garden room/studio, built from eucalyptus wood, with Wifi, Sonos, water and power
- To the front of the property, there is an additional section of lawn and the extensive gravelled drive leading to the detached stone-built double garage, with twin up-and-over metal doors, light and power connected, and an accessible loft area,
- Adjoining stone-built log store

DIRECTIONS

- From the Northleach roundabout head east on the A40 towards Burford and after approx. 4 miles turn right signposted 'Aldsworth and Bibury'
- On entering the village take the third right just before the grass triangle, keeping the war memorial on your left
- Go straight over the next junction and the property can be found on the right as indicated by the Agent's sale board
- what3words: [invested.dumplings.basics](https://www.what3words.com/)

SERVICES

- Main water, electricity and drainage are connected
- LPG central heating
- Fibre optic cable broadband connected with speeds of up to 900 Mbps

OUTGOINGS

- Council tax – currently band G
- Tax payable for 2025/26 - £3,623.75

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

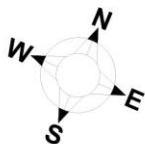
- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
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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.





The Paddock, Aldsworth, Cheltenham GL54 3QX

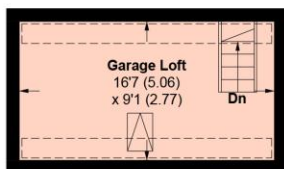
Approximate Area = 223.1 sq m / 2401 sq ft

Garage / Store = 47.2 sq m / 508 sq ft

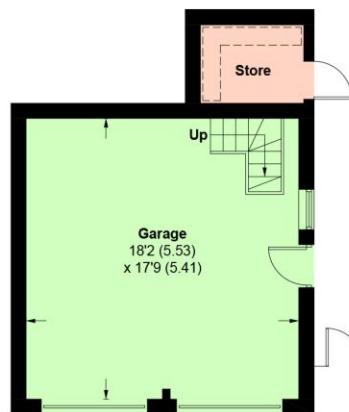
Garden Room = 20.8 sq m / 224 sq ft

Total = 291.1 sq m / 3133 sq ft

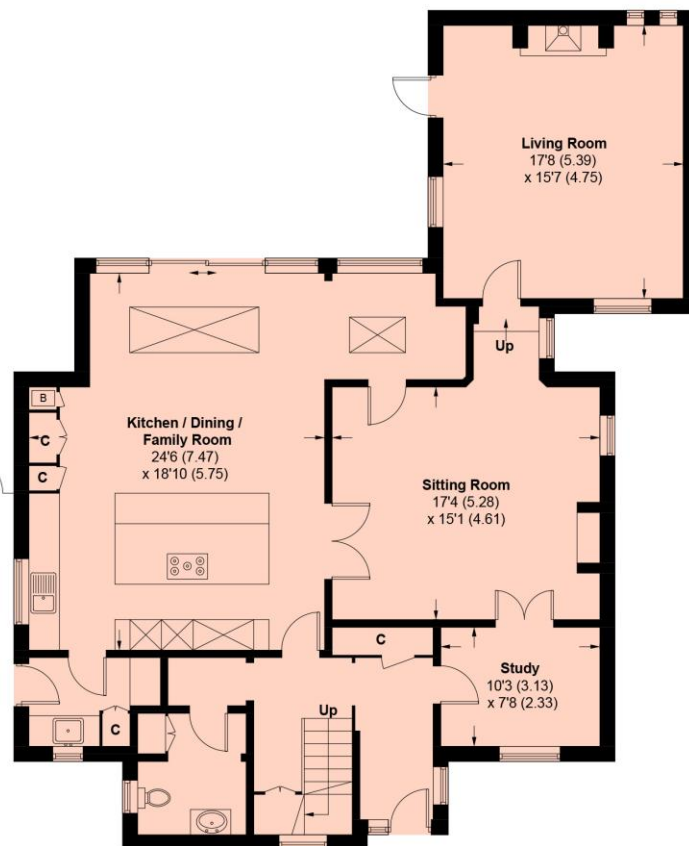
For identification only - Not to Scale



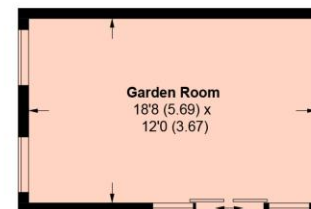
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

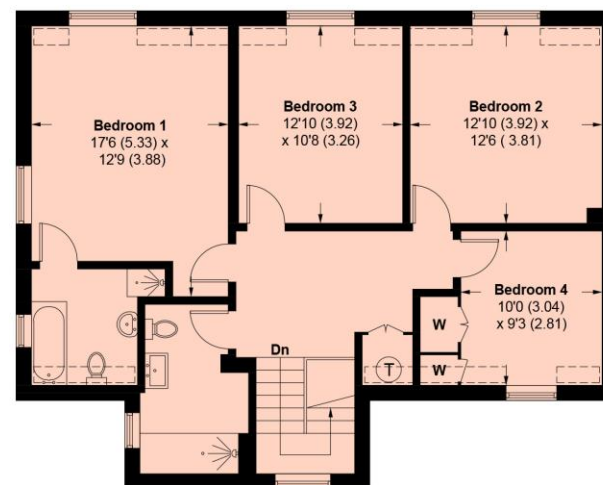


GROUND FLOOR



(Not Shown In Actual Location / Orientation)

= 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

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