

BREWERS COTTAGE

DUNTISBOURNE ABBOTS, GLOUCESTERSHIRE



MOORE & ALLEN
— & INNOCENT —

BREWERS COTTAGE

DUNTISBOURNE ABBOTS
CIRENCESTER
GLOUCESTERSHIRE
GL7 7JN

An individual modern detached village house of Cotswold stone construction, situated in the outstanding Dunt valley, about 6 miles to the north of Cirencester.

- Sold with no onward chain
- Edge of charming rural village
- Open plan kitchen with Aga
- Triple aspect sitting room with wood burning stove
- Four bedrooms and two bathrooms
- Private south facing gardens
- Detached garage and ample parking
- In all extending to 157 sq m



GUIDE PRICE £775,000
FREEHOLD



LOCATION

The Duntisbourne valley wholly lies within an area of outstanding natural beauty. This protected part of the Cotswolds sits about a mile to the west of the Cirencester to Cheltenham (A419) trunk road affording good communication to nearby Market towns and the motorway networks.

The valley accommodates the four 'Duntisbourne' villages each reflecting small settlements of mostly period Cotswold cottages randomly set around the Norman churches; the villages each hug the hillside leading towards the meandering river Dunt. The area is vibrant for discovering either the numerous footpath networks or drystone walled lanes.

THE PROPERTY

Brewers Cottage lies on the edge of this attractive village. Built to a high specification and traditionally constructed of natural stone, Brewers Cottage offers an individual well-designed home displayed over two floors.

An external porch leads into the entrance hall with oak flooring, rising stairwell, access to all ground floor rooms, cloakroom and useful cupboard. The sitting room enjoys a triple aspect with glazed doors onto the garden, cut stone fireplace with hearth and mantle with inset wood burning stove. The kitchen is of a generous proportion reflecting a range of base and wall mounted units, double oven Aga, built-in domestic appliances and steps up to the spacious dining area.

There are four bedrooms to the first floor, the master having built-in wardrobes and en suite bathroom. There is a separate shower room with WC.

Gated access leads onto a good-sized gravelled driveway accommodating parking and leading to the detached garage building. Private gardens lie predominantly to the rear enjoying lawns, paved terrace and established borders. To the side of the property is a recently planted orchard.

GENERAL INFORMATION

The property is freehold. No onward chain. It is connected to mains electricity and water. Private drainage. LP Gas powers the domestic hot water and heating systems. EPC Band 'D'. Council Tax Band 'G' outgoings 2021/22 £2,91.59.

Approximate Gross Internal Area = 157.3 sq m / 1693 sq ft



Illustration for identification purposes only. Not to scale
Ref: 219379



DIRECTIONS

Proceed north from Cirencester on the A419 (Gloucester direction) after about three miles take the turning left signpost to Winstone and Duntisbourne Abbots. Proceed down into the village, passing the village hall on your right, continue around the next left bend, and Brewers Cottage will be seen on your left.



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DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

