

22 Coln St Aldwyns

Cirencester, Gloucestershire



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& PARKER**

BNP PARIBAS GROUP

Tucked away in the heart of the highly sought-after village, 22 Coln St Aldwyns is a well-presented Grade II listed, four-bedroom semi-detached period home.

Extended by the current owner to create a light and spacious living environment, the property offers charming character features, flexible accommodation across three floors, a mature garden in two sections, a useful cellar, and the rare benefit of allocated off-street parking, all just steps from the village shop and scenic footpaths.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OUTBUILDING



GARDEN



FREEHOLD



VILLAGE



1687 SQ FT



**OIEO
£900,000**



The property

Built in traditional Cotswold stone, 22 Coln St Aldwyns is a characterful home that has been sensitively improved and extended to suit modern family life. A more recent addition to the original house is the spacious entrance hallway which creates a wonderful and light first impression.

To the rear, the open-plan kitchen/breakfast room is well designed with patio doors opening directly onto the garden terrace, perfect for entertaining outdoors. A separate utility room, accessed from the hallway, also offers direct garden access and adds valuable practicality.

The two reception rooms are located to the front of the house. The dining room and sitting room are both filled with character, each centred around a feature fireplace that adds charm and warmth to the space.

The lower ground floor includes an accessible cellar, ideal for wine, storage or potential conversion.





First & Second Floors

Stairs rise to the first-floor landing, which connects to three bedrooms and a family shower room. The principal bedroom features vaulted ceilings and an en suite bathroom, while the second and third bedrooms offer flexibility for guests, children or a home office, depending on requirements.

A separate staircase leads to the second floor, where a spacious fourth bedroom enjoys privacy and elevated views. A bathroom lies opposite, providing a self-contained suite ideal for guests or older children.

There is potential for further extension, as demonstrated by the neighbouring property, subject to the relevant planning consents.

Outside

The rear garden is a particular highlight, beautifully nurtured to create distinct zones for outdoor living and planting. A patio lies immediately outside the kitchen doors, perfect for summer dining, and leads onto a lawn surrounded by mature fruit trees and a rich variety of herbaceous borders that provide year-round colour.

Distances

- Bibury – 2.3 miles
- Fairford – 3 miles
- Cirencester – 9.3 miles
- Burford – 9.8 miles
- Kemble Station – 14.3 miles (London Paddington from approx. 72 minutes)
- Cheltenham – 22 miles
- Oxford – 30 miles
- London – 98 miles

Nearby Schools

- Hatherop C of E Primary School
- Hatherop Castle School
- Farmor's School, Fairford (State Secondary)
- Rendcomb College (Independent)
- St Edward's Cheltenham (Independent)
- Westonbirt School (Independent)

Beyond the main garden is a hidden second garden, complete with raised beds, additional planting, and a secluded seating area offering peace and privacy.

There is off-street parking next to the property, an exceptionally rare and valuable feature in this village.

Location

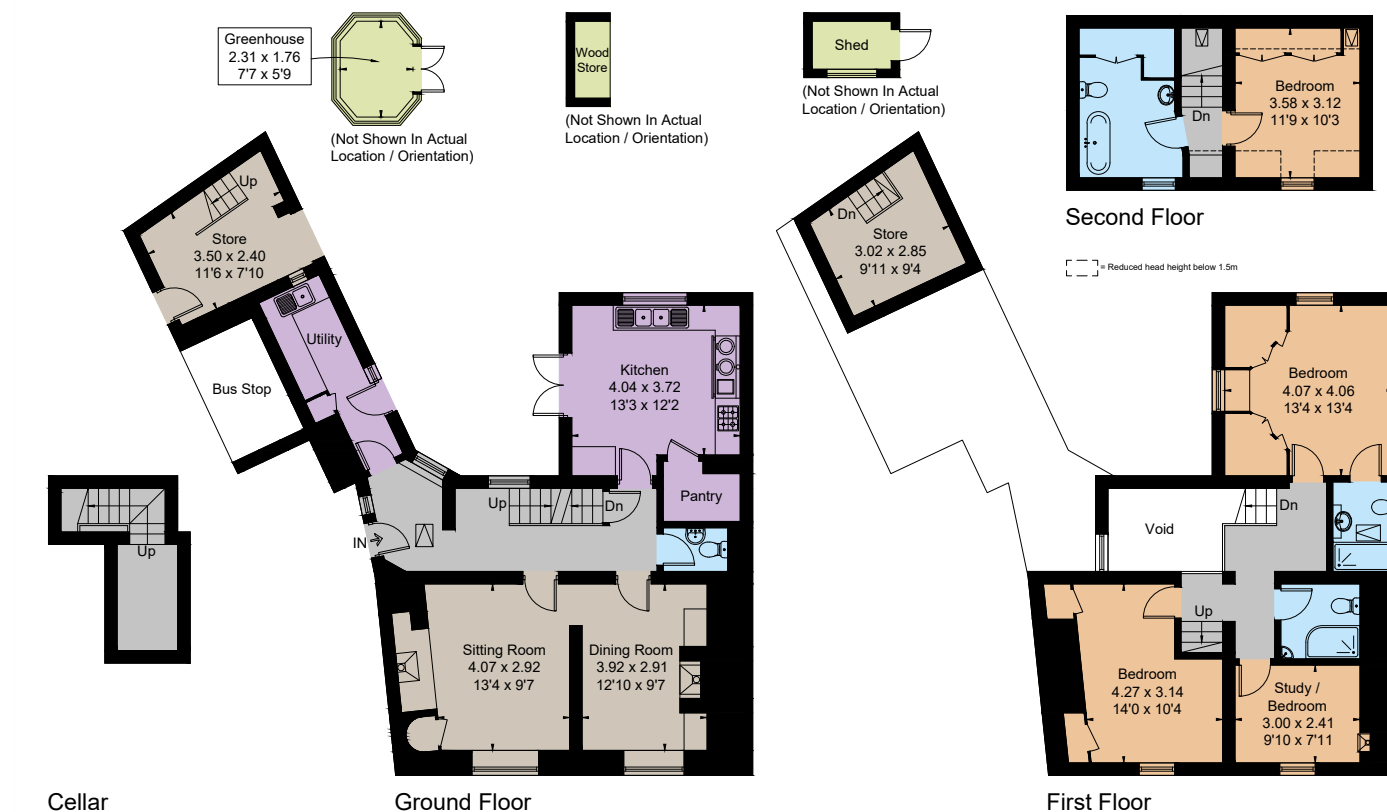
Coln St Aldwyns is one of the Cotswolds most desirable villages, known for its attractive stone houses, thriving community and idyllic countryside surroundings. The village benefits from a well-stocked community shop and café (opposite the house) as well as The New Inn pub, while a wide network of footpaths offers exceptional walking opportunities right from the doorstep.

Nearby Bibury, Fairford, and Cirencester offer wider amenities, with excellent schools, pubs, and restaurants, while Kemble Station provides direct rail access to London Paddington.





Approximate Floor Area = 156.7 sq m / 1687 sq ft
 Cellar = 6.7 sq m / 72 sq ft
 Outbuilding = 21.4 sq m / 230 sq ft
 Total = 184.8 sq m / 1989 sq ft



Cellar

Ground Floor

First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94792

Floorplans

Main House internal area 1687 sq ft (156.7 sq m)
 For identification purposes only.

Directions

GL7 5AA

///what3words: ///cabbages.batches.mornings

General

Tenure: Freehold

Local Authority: Cotswold District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, electricity and drainage.
 Oil-fired central heating.

Council Tax: Band F

EPC Rating: D

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