



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



3 ITLAY

Daglingworth

3 Itlay, Itlay, Daglingworth, GL7 7HZ

A beautiful quintessential Cotswold cottage surrounded by stunning countryside

Location

3 Itlay is located in the peaceful hamlet of Itlay, in Daglingworth. Superbly positioned it is in the heart of the Cotswolds Area of Outstanding Natural Beauty with sensational country walks on the doorstep.

Known as the "Capital of the Cotswolds", Cirencester, only three miles away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets.

Cheltenham is a short drive North and not only offers excellent shopping and dining, but it is also host to fabulous literary, jazz and food festivals and, of course, horse racing.

The historic towns of Tetbury, Malmesbury, and Burford are only a short drive away. These towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as the three CofE Primary Schools (Stratton, Powell's and Sapperton), Pate's Grammar School, Rendcomb College, Beaudesert Park, Westonbirt, Hatherop Castle, Cheltenham

Colleges, Dean Close and Marlborough College, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park, and Polo across the Duntisbourne Valley in Cirencester Park.

Communications in the area are excellent with high-speed internet access. There is easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways.

*Cirencester 3 miles
Kemble 7 miles
(direct trains to London Paddington)
Tetbury 12 miles
Cheltenham 13 miles
Malmesbury 15 miles
Burford 20 miles
Swindon 21 miles (frequent trains to Reading,
London, Bristol and Wales)*

All distances and times are approximate

Kitchen · Dining Room · Sitting Room · Conservatory · Utility/ Boot Room
Cloakroom · 3 Bedrooms · Dressing Room · 2 Bathrooms · Landscaped
Garden · Private Parking



Description

Nestled along a quiet country lane in a small hamlet, 3 Itlay is a beautiful quintessential Cotswold cottage bursting with charm and character throughout. Superbly laid out, the cottage blends stunning original features with contemporary flair for modern living.

The ground floor living space flows superbly with living spaces which overlook the garden and are bathed in an abundance of natural light.

The kitchen is well laid out with all the necessary modern appliances and is perfect for cooking up a feast for family and friends.

The dining room lends itself well to everyday dining as well as more formal gatherings and entertaining.

The sitting room is a lovely room in which to relax with a good book after exploring the Cotswold countryside. The inglenook fireplace is a stunning feature and the wood burner adds extra warmth in the colder months. The adjoining conservatory overlooks the delightful garden and is perfect for everyday use.

The utility room keeps the piles of washing out of sight and comes in handy for wellies after a muddy country walk!

There are two well-proportioned bedrooms and a family bathroom on the ground floor. The first floor comprises the master bedroom, a dressing room and a bathroom. All the rooms are lovely and bright and light and careful thought has been put into providing discreet and ample storage throughout.

Outside the enclosed garden is a haven of peace and tranquillity. Predominately laid to lawn, it is interspersed with pretty herbaceous borders and surrounded by manicured hedges. The terrace is ideal for summer sundowners and BBQs. There is plenty of private parking on the driveway. The garage provides further covered parking and is also used as a store and gym.

Planning has been approved for the erection of a single story side extension. Ref: 22/01147/FUL.

General Information

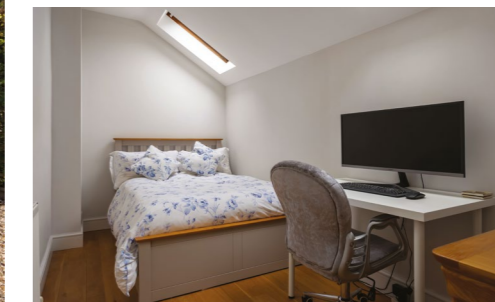
Tenure: Freehold.

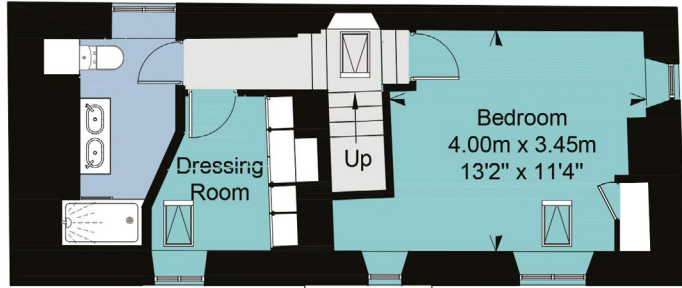
Services: Mains water and electricity.
Private drainage. Oil-fired heating.

Viewings: Strictly by appointment
through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643000.Council Tax Band G.





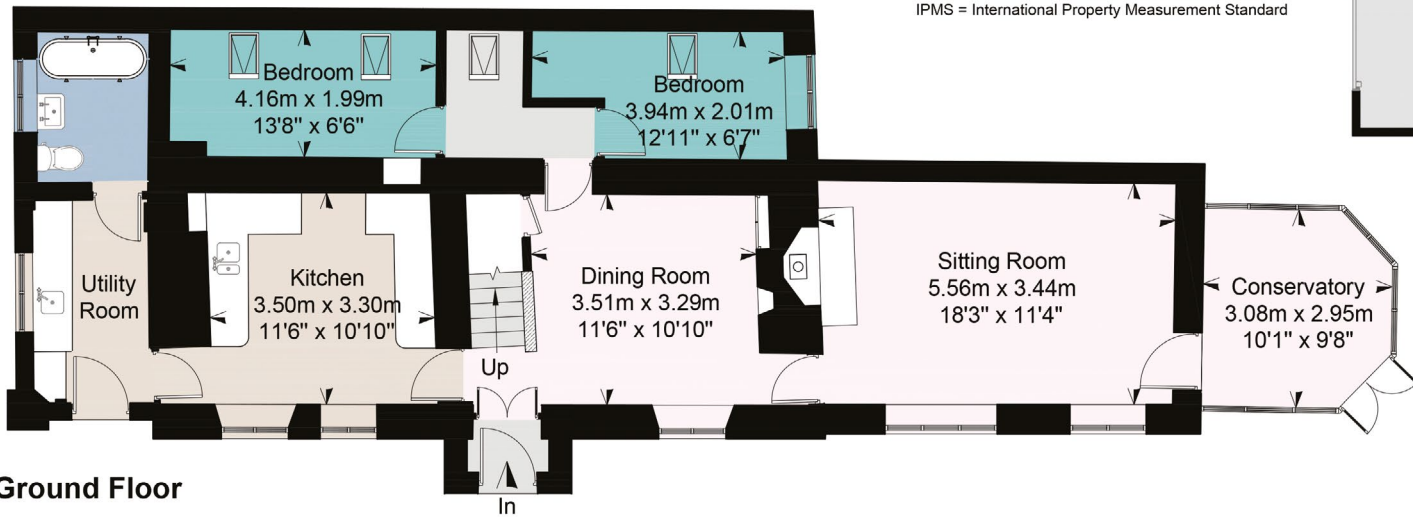
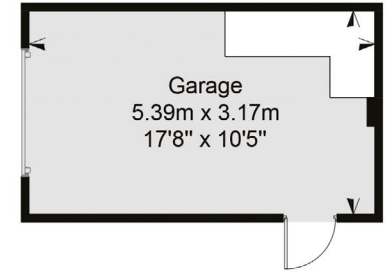
First Floor

3 Itlay, Daglingworth, Gloucestershire

	Approximate IPMS2 Floor Area	
House	131 sq metres /	1410 sq feet
Garage	17 sq metres /	183 sq feet
Total	148 sq metres /	1593 sq feet

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07890 327 241
Job No SP3528

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor

Outbuildings
Not Shown In Actual Location Or Orientation

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