

DITCH LANE COTTAGE

— WINSON —



DITCH LANE COTTAGE, WINSON, GL7 5ER

Main house: Entrance Hall • Sitting room • Dining Hall •
Drawing room • Kitchen/ Breakfast room • Utility • 3 Bedrooms
3 Bathrooms • Terrace • Landscaped garden • Outbuilding • Private parking

Annexe: Bedroom • Bathroom • Studio/ Office

An exceptional and beautifully renovated village house the heart of the Cotswolds

Description

Ditch Lane Cottage is an immaculately presented and impressive Cotswold home in the heart of Winson. Exceptional care and attention have been put into creating a welcoming home with living spaces which flow seamlessly. The reception rooms are superbly proportioned with plenty of space for entertaining family and friends and there are delightful cosy corners for quiet relaxing moments.

The house has been impeccably renovated with the owner being mindful to retain many original features whilst making a contemporary home with under floor heating on the ground floor, creative John Cullen lighting throughout, Kit Kemp Wallpaper, Edward Bulmer paint, and a variety of beautiful bespoke fittings.

The entrance hall sets the tone to this charming and quintessential Cotswold home and opens into the sitting room with a fabulous fireplace with wood burner which adds extra warmth in the colder months. This is a wonderful room in which to relax with a good book or watch a movie on a lazy Sunday afternoon.

The bespoke kitchen is an orangery style extension with a glazed atrium and double doors opening on to the terrace. It is clearly the heart of the house and a fabulous room in which to cook up a feast. It is well equipped with an electric 4-oven Everhot Cooker, two Miele dishwashers, two fridges and two Miele freezer. There is plenty of worktop and storage space.

The dining hall comes into its own when hosting gatherings and dinner parties and the drawing room with its open fireplace and dual aspect windows is a generously proportioned room with a library wall and window seats overlooking the garden and village.

The utility room keeps all the washing and laundry out of sight and is perfect for wet dogs and muddy wellies after a long country walk!

Upstairs comprises the master bedroom with en suite bathroom and dressing room. There are two further bedrooms, both with en suite bathrooms. All the rooms have been superbly laid out to offer comfortable living spaces with ample discreet storage.

The annexe provides superb ancillary accommodation and comprises to one side of a bedroom with an en suite shower room; to the other side is a well-equipped home office/ studio.

The landscaped garden is a true haven of peace and tranquillity and has been beautifully designed. Predominantly laid to lawn and interspersed with colourful herbaceous borders the owner has created stunning 'rooms' in the garden to be enjoyed at different times of the day. The terrace is ideal for summer BBQs and al fresco dining.

The driveway provides ample private parking and the outbuilding offers plenty of garden storage.

Location

Ditch Lane Cottage is located in Winson, an idyllic village in the sought after Coln Valley, surrounded by unspoilt rolling countryside in an area of outstanding natural beauty.

Nearby Northleach is a beautiful and vibrant historic town close to both Cirencester and Cheltenham, with a superb variety of shops including an award-winning butcher, a vintner, a chemist and a post office. The town also benefits from a doctor's surgery, junior school, nursery, tennis courts, a playground, a magnificent medieval church and the renowned Wheatsheaf Inn - a fabulous gastro pub. Other superb nearby pubs are the award-winning The Stump, on the Fosseyway and in the other direction is the New Inn at Coln St Aldwyns.

One is spoilt for choice with the fabulous selection of pretty Cotswold villages and towns which are only a short drive away such as Stow-On-The-Wold or Burford which offer weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

Daylesford Organic Farm Shop, 18 miles away, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

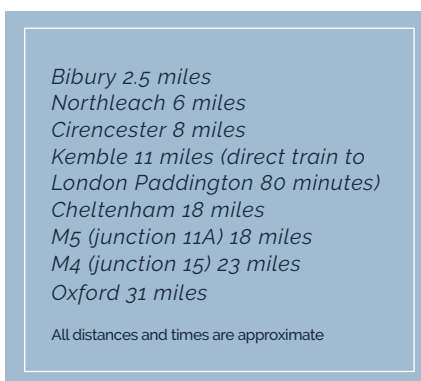
Known as the "Capital of the Cotswolds", Cirencester to the south is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafés and twice weekly markets.

Cheltenham only a short drive west offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

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

The area offers an excellent choice of schooling, including Hatherop Castle, Beaudesert Park, Cheltenham Colleges, Kitebrook, Rendcomb College, as well as superb state and grammar schools.

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



*Bibury 2.5 miles
Northleach 6 miles
Cirencester 8 miles
Kemble 11 miles (direct train to
London Paddington 80 minutes)
Cheltenham 18 miles
M5 (junction 11A) 18 miles
M4 (junction 15) 23 miles
Oxford 31 miles*

All distances and times are approximate





General Information

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. LPG fired central heating.
Gigaclear internet.

Viewing: 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 643643. Council Tax Band G. EPC rating E.

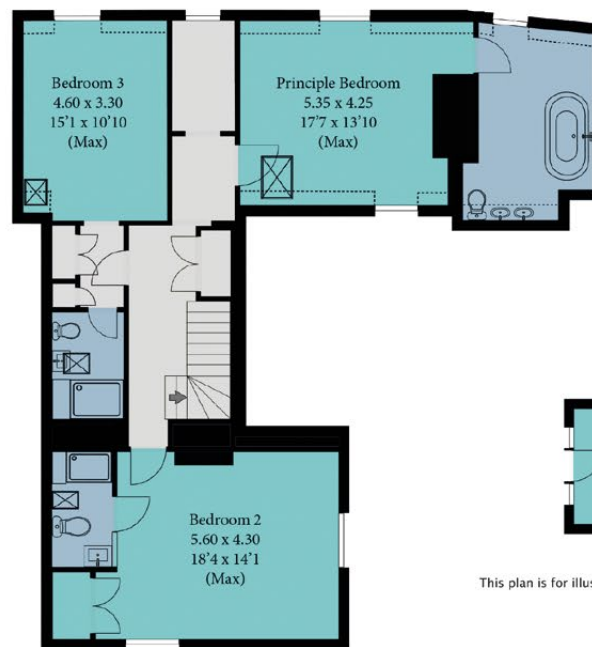


Ditch Lane Cottage
Approximate GIA

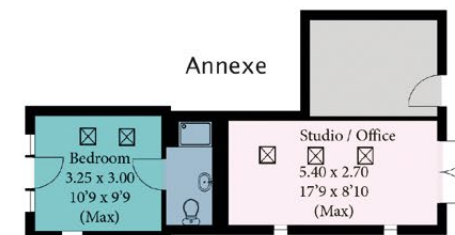
House = 246 Square Metres 2648 Square Feet
 Annex = 36.10 Square Metres 389 Square Feet
Total = 282.10 Square Metres 3037 Square Feet



Ground Floor



First Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale
 Outbuildings are not shown to scale or orientation
 Produced by Lightfall



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