



2 Greystones
Cold Aston | Gloucestershire | GL54 3BN

FINE & COUNTRY





Step inside

Greystones

Cold Aston is a small, peaceful ancient village situated on the south-western edge of the North Cotswolds. Situated in tranquil rural splendour, it is nonetheless happily placed within a triangle of major road networks just a few minutes' drive from the A40, the Fosseway and the A436.

Here a handsome collection of predominantly stone period homes and farm buildings are elegantly arranged around quiet tree-lined greens, provided with a great little pub, a traditional parish church and a small popular primary school.

Almost equidistant between Northleach and Bourton on the Water, the village offers easy access to day-to-day amenities. Particularly of importance, it also falls within the catchment for the Cotswold Academy, named by the Times in 2016 as the top state secondary school in the country.

As such 2 Greystones is a wonderful prospect for anyone seeking an escape from the daily bustle of city life. A charming mid-terraced period property, ideally arranged for a holiday let / second home, the interior is nonetheless substantial enough to be a lovely and eminently desirable family home.

Wholly updated by the present owners to provide a delightfully presented arrangement of predominantly open-plan living accommodation, the property also boasts period features including exposed beams and latch braced doors.

Originally a barn, approached via a wide gravelled driveway with off-road parking, to the front a charming stable door leads into a light-filled entrance hall with cloakroom and an L-shaped beamed sitting room, featuring an inglenook fireplace with wood-burning grate.

Beyond is a generously fitted kitchen / dining room beautifully proportioned to seat at least eight.

Leading from the lounge there is a room with fitted wall to wall storage cupboards and space for an office.

Above, quaintly set into the eaves are two sizeable double bedrooms (master en-suite), a single bedroom (currently used as a dressing room) and a family bathroom, all presented in immaculate decorative order.







Step outside

Greystones

Outside the garden is immaculately and traditionally planted with a host of pretty shrubs and flower beds, the whole laid mainly to patio.

High speed broadband is available within the village, and the property also benefits from full central heating with propane gas fired boiler.

Ideally suited therefore to a wide range of buyers seeking a traditional country lifestyle, early viewing is unhesitatingly recommended strictly by prior appointment with the sole agents, Fine & Country North Cotswolds.

Cold Aston

This village is high in the Cotswold Hills approximately 3 miles from Bourton on the Water, and is focused around the village green. Cold Aston also offers a range of different amenities such as a primary school, local pub, church and is within the secondary school catchment area.

Directions

From Bourton on the Water take the A429 Fosseway towards Cirencester, then turn right signposted Cheltenham (A436). Turn left to Cold Aston, and continue into the village, past the Plough Inn on the left. The entrance to Greystones is through the gateway on the left - the shared gravelled drive leads to the end of the barn conversions.

Tenure and Possession – Freehold

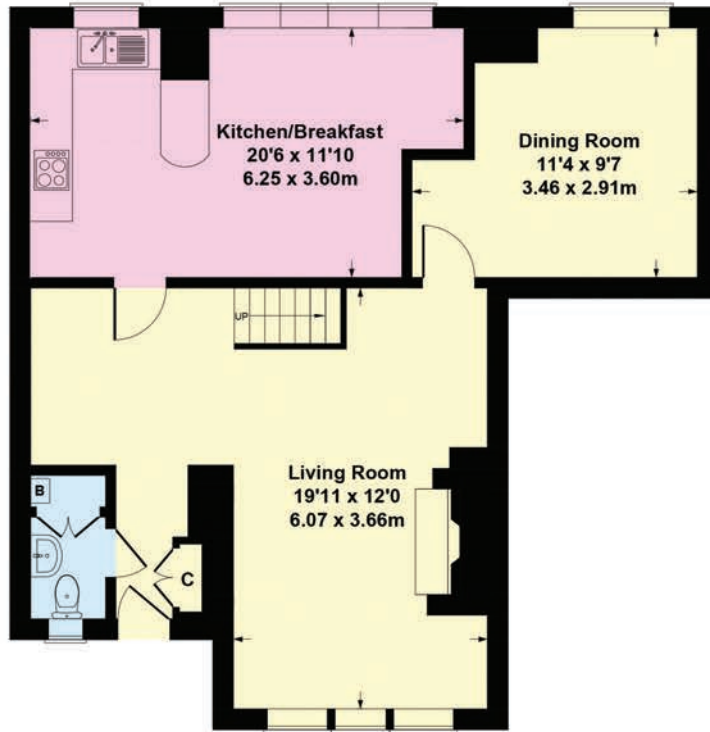
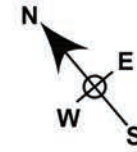
We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Viewing Arrangements

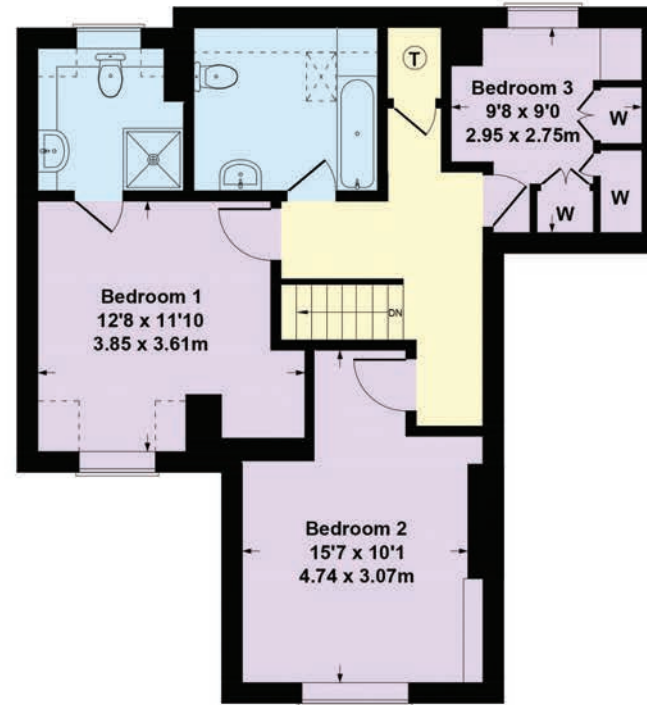
Viewing by prior arrangement with Harrison James & Hardie, Fine & Country North Cotswolds on 01451 824977, or 01608 3893.



Approximate gross internal area 1385 sq ft - 129 sq m



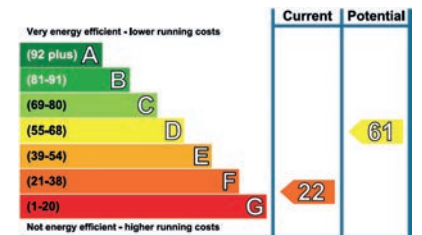
GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2018 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 3889306. Registered Office: Hamson & Hardie Limited, High Street, Bourton on the Water, Cheltenham, Gloucestershire GL54 2AN. Printed 20.06.18





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