

HAWKS LANE HOUSE AND HAWKS LANE COTTAGE



MOORE ALLEN
& INNOCENT

HAWKS LANE HOUSE &
HAWKS LANE COTTAGE
Cheap Street
Chedworth
Gloucestershire
GL54 4AB

A charming period house with separate cottage, set in two acres within this delightful Cotswold village.

- Village location
- Detached Cotswold House
- Grade II Listed
- Two Receptions / Four Bedrooms
- 2,800 sq ft GIFA (260 sq m)
- Separate detached cottage (occupied)
- Three Bedrooms
- 1,042 sq ft GIFA (96.8 sq m)
- Triple Garage, Workshop & Stables
- Grounds of about 2.02 acres (0.817 ha)
- Pre-Sale survey available
- No onward chain.

OFFERS INVITED
IN EXCESS OF
£1,000,000



LOCATION

Chedworth offers easy access to nearby towns such as Cirencester, Cheltenham, Swindon, and London, making it an ideal base for both local amenities and city escapes. The village's charm is evident in its picturesque setting, with historical landmarks like the Parish Church, medieval Manor House, and bound by the stunning landscapes of the Area of Outstanding Natural Beauty. Chedworth boasts numerous footpaths, including a scenic route through Chedworth Woods leading to the renowned 4th Century Roman Villa, owned by the National Trust.

Cirencester about 8 miles

Cheltenham about 13 miles

Oxford about 32 miles

M5 (J11A) about 15 miles M4 (J15) about 25 miles

PROPERTY

Hawks Lane House is centrally located within this charming linear Cotswold village. The property has been Listed Grade II for its historical importance. This early C18 house has been traditionally constructed of natural stone elevations set beneath a pitched Cotswold slate roof, it would now benefit from general updating and refurbishment and subject to the usual consents, extending. The accommodation is presented over four floors briefly comprising, cellar housing oil fired boiler with external access. Entrance hall with access to both reception rooms, kitchen, utility and cloakroom. The sitting room is beautifully proportioned, to provide a grand open fireplace, two stone mullion windows, timber floors and part glazed door looking onto formal garden, further door opening into the splendid conservatory. The dining room which was the village shop c.1890's, is again of good proportion with feature fireplace and two windows looking onto the village street. The kitchen is fitted with a range of basic units and includes a four oven Aga. To the first floor the house offers three bedrooms and family bathroom, the principal with a spacious en suite. Stairs rise to the second floor providing two further double bedrooms, also access into a large loft space, unconverted.

A good range of buildings lie within the two acres of grounds. A triple garage (54.6 sq m), workshops (69.8 sq m) and three further buildings totalling 60.3 sq m. The grounds reflect established planting many mature trees, formal gardens with ornamental pond, orchard and former grass tennis court. Small paddock. Ample parking.



TOTAL FLOOR AREA SHOWN INCLUDES CELLAR AND EAVES STORAGE AREAS

TOTAL FLOOR AREA : 2800 sq.ft. (260.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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DIRECTIONS

From Cirencester, proceed north on the A429 (Fosseway). After about 6 miles turn left signpost to Chedworth. Continue along this road for about 1.5 miles turning right at the Village Hall. Take the next left, passing the village school and at the 'T' junction the property will be seen in front of you. Parking to the left in front of the garage.

GENERAL INFORMATION

Hawks Lane House is sold offering vacant possession. Council Tax Band 'G' charges 2026/27 £3,854.55.

Hawks Lane Cottage is subject occupancy. No rent paid. Council Tax Band 'D' charges 2026/27 £2,312.73.

Both properties are freehold, connected to mains water, electricity, private drainage system. Oil fired heating to main house. Cotswold District Council (01285) 623000. EPC exempt. Broadband & Mobile signal checker via www.ofcom.org.uk.

AGENT'S NOTES

We would advise all interested parties that located within the orchard is a dual burial tomb. Please be aware some of the external steps are uneven. Occupant lives in the cottage with no contract existing and no rent paid. Neither the vendor nor Moore Allen and Innocent make any representations regarding this occupancy. The sellers have commissioned an independent pre-sale survey, available for your view, contact the agents.



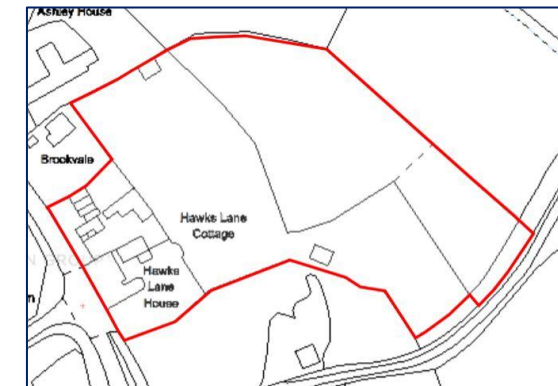
Hawks Lane Cottage



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



HAWKS LANE COTTAGE

DISCLAIMER

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