



Hazel Cottage, 2 Chapel Lane,
Hinton, Chippenham, Gloucestershire, SN14 8HD

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Charming four-bedroom period Cottage in an idyllic setting. Simply beautiful views, gardens, driveway parking, garage and a detached lodge. Additional land available by separate negotiation.

- Charming Cottage
- Separate Lodge
- Far reaching Views
- Convenient Location
- Set within a plot of approx. 0.39 acres in total
- Option to purchase additional Land
- No Onward Chain
- Additional land available to purchase (in three lots)

Guide Price
£850,000

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Description

Attractive characterful period Cottage located in a picturesque village setting. Hazel Cottage has been sympathetically extended to provide flexible accommodation situated in a superb location offering open countryside valley views. The accommodation is well presented and extensive, featuring three reception rooms, four bedrooms and a loft suite. This delightful property offers traditional charm with the convenience of this well-appointed location.

The garden is a particular feature of the property and is enhanced by stunning views. The property also boasts a versatile annexe, in the shape of a detached modern lodge, providing an opportunity for a family home with multi-generational living, guests, holiday let, or as a home office. Within a sought-after location this property offers an enviable setting within easy reach of amenities and beautiful countryside. This property is perfect for those seeking a peaceful retreat with plenty of space and character.

The additional land (available in two lots by separate negotiation) is a further benefit, providing the opportunity for equestrianism interest with excellent riding out and proximity to Badminton.

Situation

Accessed from Chapel Lane, a no through road, located close to Hinton, a village in South Gloucestershire and just one mile north of the village of Dyrham. The property is situated within a semi-rural setting, on the edge of the Cotswolds, well positioned to the cities of Bristol and Bath and access to the M4 motorway. An idyllic situation with open countryside views yet conveniently situated for commuting.

Accommodation

Hazel Cottage is a truly welcoming property with versatile accommodation and presented in good order throughout. Enter into the hallway, this gives access to the hub of the home kitchen/dining room. The kitchen has natural limestone floor and is fitted with cream shaker style units. A utility and cloakroom/wc are both accessed from the kitchen and the hallway. Spacious sitting room, with additional second reception space. A separate office or snug.

To the first floor Master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Attic suite with shower room.

Outside

Gardens for Hazel Cottage wrap around the property. Mainly laid to lawn with patio areas next to the cottage. Within the grounds is a Garage/Workshop and a recently installed lodge, used as ancillary accommodation, consented under reference P20/01185/CLP. Externally, a driveway from Chapel Lane leads to ample driveway parking area to the front of the garage.

A pathway leads to The Lodge which is fenced away from Hazel Cottage.

The Lodge

The Lodge comprises an open plan living / dining area with kitchen. The living accommodation connects to a glass framed terrace, encapsulating the beautiful views. Two bedrooms, Shower room and a utility area.

Additional Land

Lot 1 approx. 0.26 acres £40,000 Edged in Pink

Lot 2 approx. 11.081 acres £250,000 Edged in Blue

There has been a positive pre application proposal on Lot 2 for the erection of 4no.stables with storage, access track and associated hardstanding. South Gloucestershire Council concluded that the principle of such development is not considered inappropriate for the site. However, it would be the responsibility of any of any applicant to submit a full application accompanied by a full set of plans, including landscaping and visibility splays.

Our seller would also be willing to consider renting the land.

Uplift Clause Information

Land Lot 2

Should planning be granted for anything other than agricultural or private equestrian use within 25 years of the sale completion date, 35% of any increase in value will be payable to the vendor or their successor in title.

Services

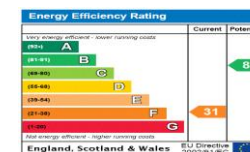
Mains electric and water, with drainage to a Klargest private system. There is oil fired central heating at Hazel Cottage.

Local Authority

South Gloucestershire Council, Council Tax Band F (house), Band A (Lodge). EPC rating F.

Ref: WER250024

Date: February 2026



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

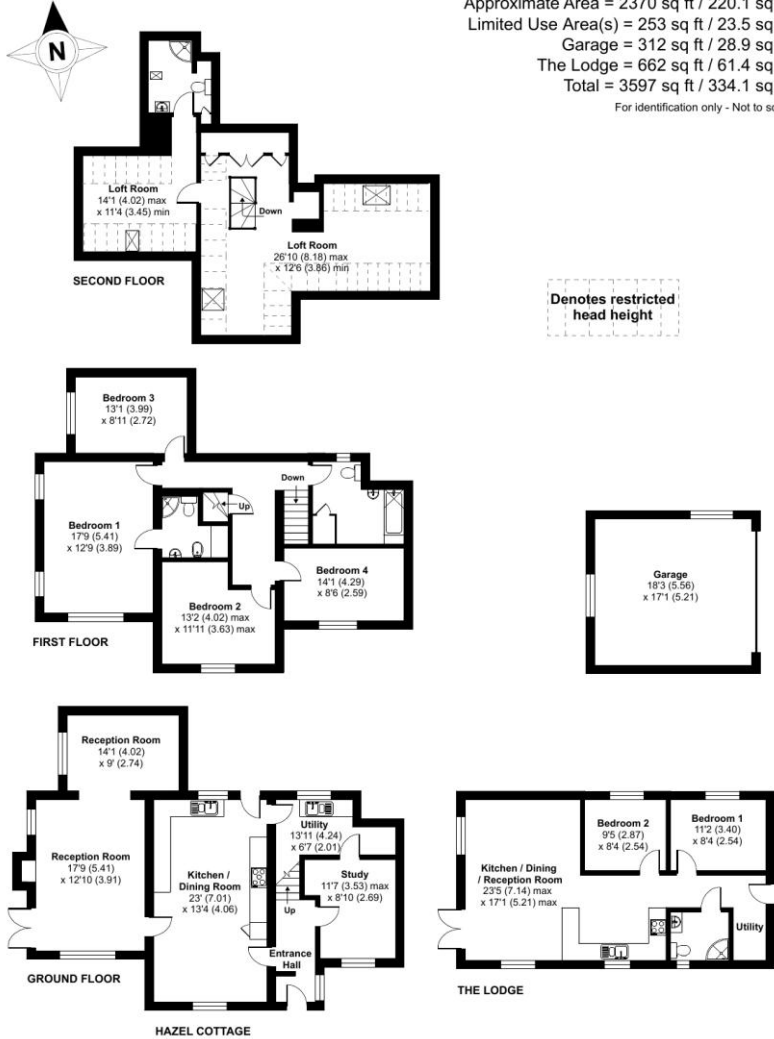
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Chapel Lane, Hinton, Chippenham, SN14

Approximate Area = 2370 sq ft / 220.1 sq m
Limited Use Area(s) = 253 sq ft / 23.5 sq m
Garage = 312 sq ft / 28.9 sq m
The Lodge = 662 sq ft / 61.4 sq m
Total = 3597 sq ft / 334.1 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for DJ&P Limited. REF: 1249116