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FOR SALE BY ON-LINE AUCTION THURSDAY 30th JULY 2026
(UNLESS SOLD PREVIOUSLY)



HATHEROP
Gloucestershire

Auction Guide Price £280,000*

MOORE ALLEN
& INNOCENT

7 Hatherop, Fairford, Gloucestershire GL7 3NA

A charming Grade II Listed cottage in need of refurbishment and extension, subject to the usual consents, set in 0.244 acres, located within this fabulous Coln Valley village.

Location

Hatherop lies within the Cotswold Area of Outstanding Natural Beauty, set away from main roads. Bordered by Listed Parkland and set on the banks of the River Coln, the entire area typifies the Cotswolds and has many enjoyable walks. The village offers a Church of England primary school and Hatherop Castle public school. The neighbouring village of Coln St Aldwyns has a community shop and public house.

Cirencester, Swindon, Oxford and Cheltenham are the main shopping and cultural centres for the area. There is access to the M4 at Junction 15 about 18 miles to the south.

The Property

Situated within the conservation area of this idyllic village lies this traditionally constructed Late C17 semi-detached cottage with outbuilding and gardens. The property extends to 933 sq ft (86.6 sq m) and outbuilding of 198 sq ft (18.4 sq m). The layout offers entrance porch, sitting room with fireplace, dining room with fireplace and access to stairwell, door to rear and kitchen. First floor provides three bedrooms and bathroom. Large loft space. Extensive gardens. Located within the grounds lies the Listed base of cross. The property is Listed Grade II for its historical importance. On street parking.

General Information

The property is being sold by on-line auction through BTG Eddisons on **Thursday 30th July 2026**. Access to a legal pack can be obtained by contacting our Partners BTG Eddisons 0345 646 2288.

www.btgeddisonspropertyauctions.com.

The property is connected to mains water, drainage and electricity. Council Tax Band 'D' 2026/27 charges £2,307.39. It is sold subject to a flying freehold. Local Authority: Cotswold District Council, Cirencester 01285 623000. EPC Band F (32). Broadband and mobile signal checker via www.ofcom.org.uk.

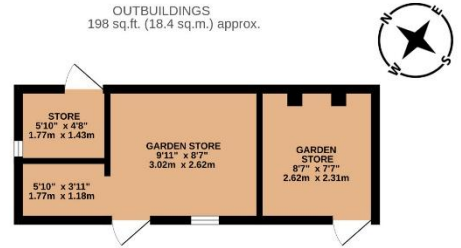
* **Guide Prices** are provided as an indication of each seller's minimum expectations. They are not necessarily a figure at which a property will sell for and may change at any time prior to the auction. The property is offered subject to a reserve, (a figure at which the auctioneer cannot sell below at the auction) which we expect will be set within the guide range of no more than 10% above a single figure guide. Solicitors: Tanners Solicitors LLP Lancaster House, Thomas Street, Cirencester, Gloucestershire GL7 2AX (01285) 659061 Attention: Nigel Edge nte@tanners.co.uk

Please contact the auctioneers if requiring further advice to buy at auction.

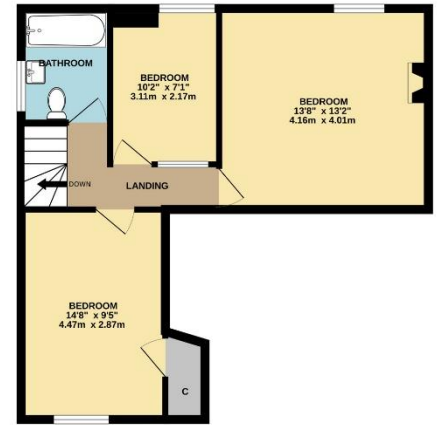
Directions

From the agents Lechlade office, proceed north on Burford Road, take the second left into Hambidge Lane, proceed for about 5 miles turning right signpost to Hatherop. On entering the village turn left at the school and Number 7 will be seen a short distance along on your right.

OUTBUILDINGS
198 sq.ft. (18.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE OUTBUILDINGS

TOTAL FLOOR AREA : 935sq.ft. (86.9 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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