established 200 years

Tayler & Fletcher



10 Chapel Lane, Cold Aston

Guide Price £975,000

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Cold Aston, GL54 3BJ

A charming Grade II listed Cotswold stone cottage recently extended and refurbished to an exacting standard offer period style with a modern contemporary finish set in the heart of the village with views over adjoining farmland.

LOCATION

Cold Aston is a picturesque Cotswold village nestled in the rolling Gloucestershire countryside, offering a peaceful rural setting while remaining conveniently located for nearby market towns and transport links. The village is renowned for its attractive period stone cottages, scenic walks, and strong sense of community. Everyday amenities can be found in the nearby towns of Bourton-on-the-Water, Stow-on-the-Wold and Northleach, which offer a range of independent shops, cafés, pubs, restaurants and local services. The larger centres of Cheltenham and Cirencester are also within easy reach, providing extensive shopping, leisure and educational facilities, together with rail services to London and other major destinations. Surrounded by the beautiful Cotswold countryside, an Area of Outstanding Natural Beauty, Cold Aston is an ideal location for those seeking a quintessential village lifestyle with excellent access to the wider region.

DESCRIPTION

10 Chapel Lane comprises a beautifully specified and substantially extended Grade II listed Cotswold stone cottage of stone elevations under a stone tiled roof and extended in matching materials to create a truly exceptional Cotswold cottage. The principal living space comprises an open plan kitchen, dining and seating area with stone flooring, bespoke fitted kitchen with marble tops and wide bi-fold doors leading out to the terrace to the rear. There is also a snug, cosy sitting room with Clearview stove, study and utility room with cloakroom off. On the first floor there is a principal bedroom with en suite shower room, two further bedrooms and a family bathroom. The property has been substantially extended by the current owners with exquisite attention to detail using matching materials including cut stone quoins and Cotswold stone with cast iron ironmongery and a lovely traditional Cotswold stone roof over.

Approach

Solid painted timber front door with cut stone surround and outside light to:

Kitchen/Dining Room

With mat well, Limestone flooring throughout and Cotswold stone mullioned double glazed casement to front elevation and fully glazed bi-fold doors to rear elevation with part glazed roof over dining area. Separate fully double glazed door to the side.

Bespoke fitted kitchen with marble tops with inset drainer, brass taps and Belfast sink. Two oven Everhot range cooker, comprehensive range of below work surface cupboards and drawers incorporating Miele dishwasher and storage. Eye level cupboards and plinth over Everhot, painted timber splash back and matching timber plate rack. Built-in cupboards to either side of the Everhot cooker and three quarter height unit to one side with space for American style fridge freezer with cupboards above. Island unit with solid timber worktop and built-in storage below. Recessed spotlight overhead, part exposed stone walls and dining area with bi-fold doors and with floor set uplighters. Two steps up to sitting area with mono-pitched glazed roof over and fixed double glazed full height casements overlooking the rear garden. Continuation of the Limestone floor and exposed Cotswold stone walls with Cotswold stone mullioned casement window and separate doorway connecting through to the

Snug

With Oak floor throughout, recessed wine storage and recessed display shelving to one side.
From the snug, solid painted timber door through to the:

Utility Room

With Limestone flooring and matching marble worktop with brass taps and Belfast sink with built-in cupboards below and space and plumbing for washing machine. Double glazed casement window overlooking the rear terrace, separate pedestrian door from the utility room to the rear terrace. Further matching marble worktop with recessed shelving and built-in cupboard below housing the oil-fired central heating boiler. Fixed casement window to rear elevation and exposed timber a-frame and purlin.
From the utility room, painted timber door to:

Cloakroom

With low level WC with recessed cistern and Gerberit fittings, stone cill and opaque double glazed casement to rear elevation. Continuation of the Limestone flooring.
From the snug, doorway with painted timber door leads through to the:

Sitting Room

With Oak flooring throughout, wide mullioned casement windows to front elevation with bespoke secondary glazing and window seat. Fireplace with stone surround and hearth and fitted with a Pioneer Clearview stove with recessed built-in cupboard and shelving to one side and shelving to the other side. Continuation of the Oak flooring throughout.
From the sitting room, painted timber door through to the:

Study

With mullioned casement window to the front elevation with bespoke secondary glazing, continuation of the Oak floor throughout and painted timber door to below stairs storage cupboard housing the underfloor heating manifold.
From the study, stairs with painted timber handrail rise to the:

First Floor Landing

With exposed timber purling and built-in doors to airing cupboard housing the pressurised hot water cylinder with cupboards over.
From the end, painted timber door leads to:

Bedroom One

With stone mullioned casement window to front elevation with double glazing. Exposed Cotswold stone walls and recessed ceiling spotlighting. Two sets of built-in wardrobe cupboards and painted timber door to:

En Suite Shower Room
With timber styled flooring, mullioned casement window to rear elevation and further conservation roof light to side elevation. Bespoke shower with marble tiles, chrome fittings and wide glazed door and panel. Low level WC with built-in cistern and Gerberit fittings and tiled cill over. Circular wash hand basin with chrome mixer tap and set in an Oak plinth with built-in drawers and shelving below. Recessed ceiling spotlighting.
From the landing, painted timber door to:

Bedroom Two
With exposed timber purlins and stone mullioned window with bespoke secondary glazing to side elevation. From the landing, painted timber door to:

Bedroom Three
With mullioned casement window to front elevation with bespoke secondary glazing.
From the landing, painted timber door to:

Family Bathroom
With timber style tiled floor, painted timber paneled bath with timber surround and chrome fittings. Low level WC with Gerberit fittings. Circular wash hand basin set on a timber plinth with built-in drawer and shelving below and chrome mixer tap. Access to roof space, recessed ceiling spotlights and exposed timber purlin. Stone mullioned window with bespoke secondary glazing. Chrome heated towel rail.

OUTSIDE
10 Chapel Lane is approached from the lane via a five bar pedestrian gate with Cotswold stone wall and path leading to the front door with herbaceous borders to one side and lawn to the other. The lawn wraps around the side of the property together with a path which in turn leads to the rear with a deep paved stone terrace and raised stone terrace adjacent to the cottage. A low sleeper wall retains the principal lawns with a clipped evergreen hedge surrounding. Set to the rear of the terrace a further step leads up to the extensive gravel parking area with Cotswold stone wall bordering on to open fields to the rear. The parking area is graveled with a sleeper retaining wall to one side with a productive fruit and vegetable garden to the side with detached shed.

Planning consent (Ref: 25/02021/FUL) was granted on 28th November 2025 for the erection of an outbuilding.

SERVICES
Mains Electricity, Water and Drainage are connected. Oil-fired central heating. Shared private drainage system

LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band D. Rate Payable for 2026/ 2027: £2,300.73.

DIRECTIONS
From Bourton-on-the-Water take the A436 towards Cheltenham. After approximately ½ a mile bear left signposted Cold Aston and Aston Blank. Proceed into Cold Aston. At the green, take the lane diagonally across the green and bear up to the left of the pub in to Chapel Lane. No.10 will be found shortly on the right hand side.



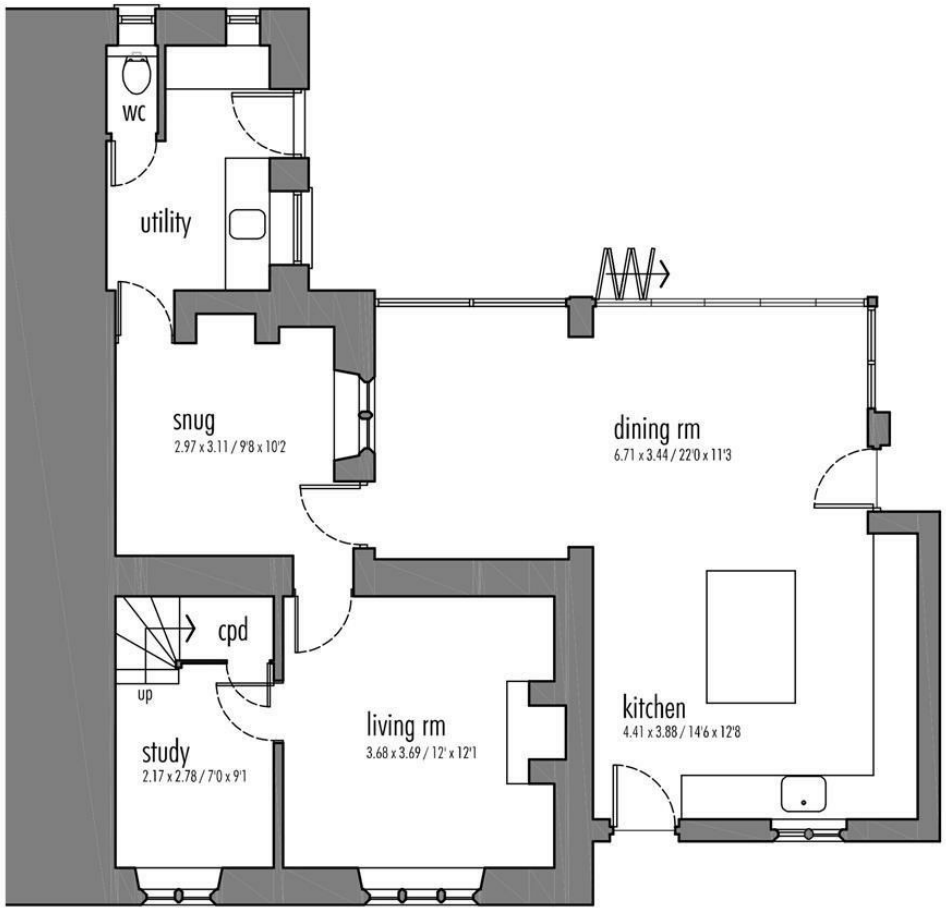




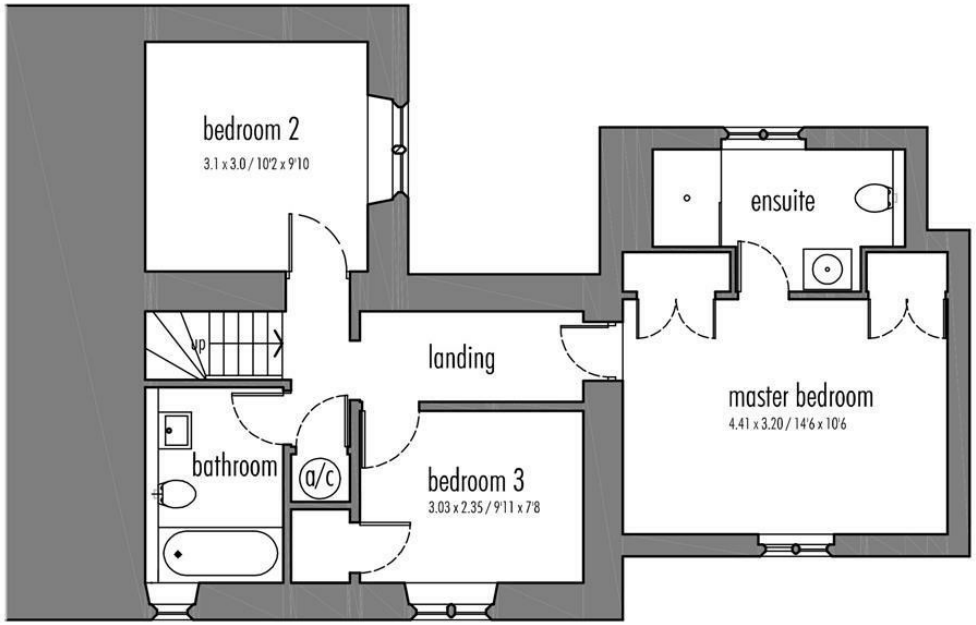




Floorplan



ground floor plan



first floor plan

Approx Gross Internal Floor Area
142.28m 2 / 1531 sq ft

Location Map







Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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