

# HAWTHORN HOUSE

*Magazine* 



THE  
COUNTRY  
HOUSE  
DEPT.





# HAWTHORN *House*

Aldsworth, Cheltenham, Gloucestershire, GL54 3QP



Set quietly within the unspoilt folds of Aldsworth, Hawthorn House reveals itself as a home of quiet pedigree and enduring charm. Once part of the Sherborne Estate and believed to have originated as Lord Sherborne's racing stables in the early-mid 19th century, it has since evolved into a gracious and beautifully balanced village house, its history still gently woven into the fabric of the building.

Inside, there is an immediate sense of proportion and poise. A flagstone entrance hall draws you inward, where an elegant elm staircase rises to the first floor. The principal rooms unfold in an easy rhythm, all facing south and welcoming light across the gardens beyond. High ceilings lend a natural generosity, allowing each space to breathe.

The drawing room is both refined and inviting, centred around a stone fireplace with a wood-burning stove, an easy place to settle as the seasons turn. To the rear, the kitchen/breakfast room forms the heart of the house, and opens directly onto the south-facing terrace and garden beyond.

Upstairs, four bedrooms offer calm and comfort, including a principal suite with its own en-suite. To the rear, a more flexible wing provides additional sitting space, guest accommodation or a private workspace.

Outside, the gardens unfold gently to the south. A paved terrace, leading onto a long, level lawn bordered by flowers and shrubs. At the far end, a gate opens into a more productive space - a vegetable garden and orchard, quietly tucked away. Gravelled parking sits discreetly to one side, accessed via a privately owned driveway shared with the neighbouring property.







# THE FINER *Details*

**Bedrooms**  
5

**Reception Rooms**  
3

**Bath/Shower Rooms**  
3

**What3Words**  
[///w3w.co/bronze.scrambles.silver](http://w3w.co/bronze.scrambles.silver)

**Co-Ordinates**  
51°47'17"N , 001°46'29"W

**Services**  
Mains water, electricity and private drainage  
Oil fired central heating

**EPC**  
Band E

**Council Tax**  
Band G

**Local Authority**  
Cotswold District Council













# ABOUT THIS *Area*



Aldsworth is a vibrant village, set in the beautiful Cotswold countryside. It has the attractive St Bartholomew's Church, a Village Hall and home to The Sherborne Arms which has been in the village since 1799.

Only 6.5 miles to the east, Burford's famous High Street sweeps downhill towards the River Windrush, its medieval bridge and its impressive church, both sides of the street flanked by an unbroken line of historic houses and shops. Burford is popular with visitors, both for its beauty and history but also for its shopping and wide variety of places to eat, with a number of restaurants, pubs and teashops.

Cirencester, known as the Capital of the Cotswolds, is only 11 miles to the west and is a lovely market town with a fascinating history. The Market Place is the heart of the town and is home to a Charter Market (every Monday and Friday) and a Farmers' Market (every 2nd and 4th Saturday of the month). The wonderful variety of quality independent shops makes shopping in Cirencester a delight. Enjoy exploring the courtyards with their individual style, and the many historic streets radiating from the town centre. Cirencester is renowned for its very special shops, individual boutiques, fascinating antique emporiums and craft shops as well as national chain stores.

There are a number of state and private schools within the catchment area of Hawthorn House, with schools in Burford, Bourton-on-the-Water, Kingham and Cokethorpe, along with the Oxford schools including the Dragon School, Magdalen College School and St. Edwards School. There are a host of others nearby including St Hughes Prep School, Hatherop Castle School along with Cheltenham Ladies' College, Cheltenham College and Dean Close in Cheltenham. Road communications are fantastic to the A40 which in turn provides access the M40 to London, and the M5 to the west.





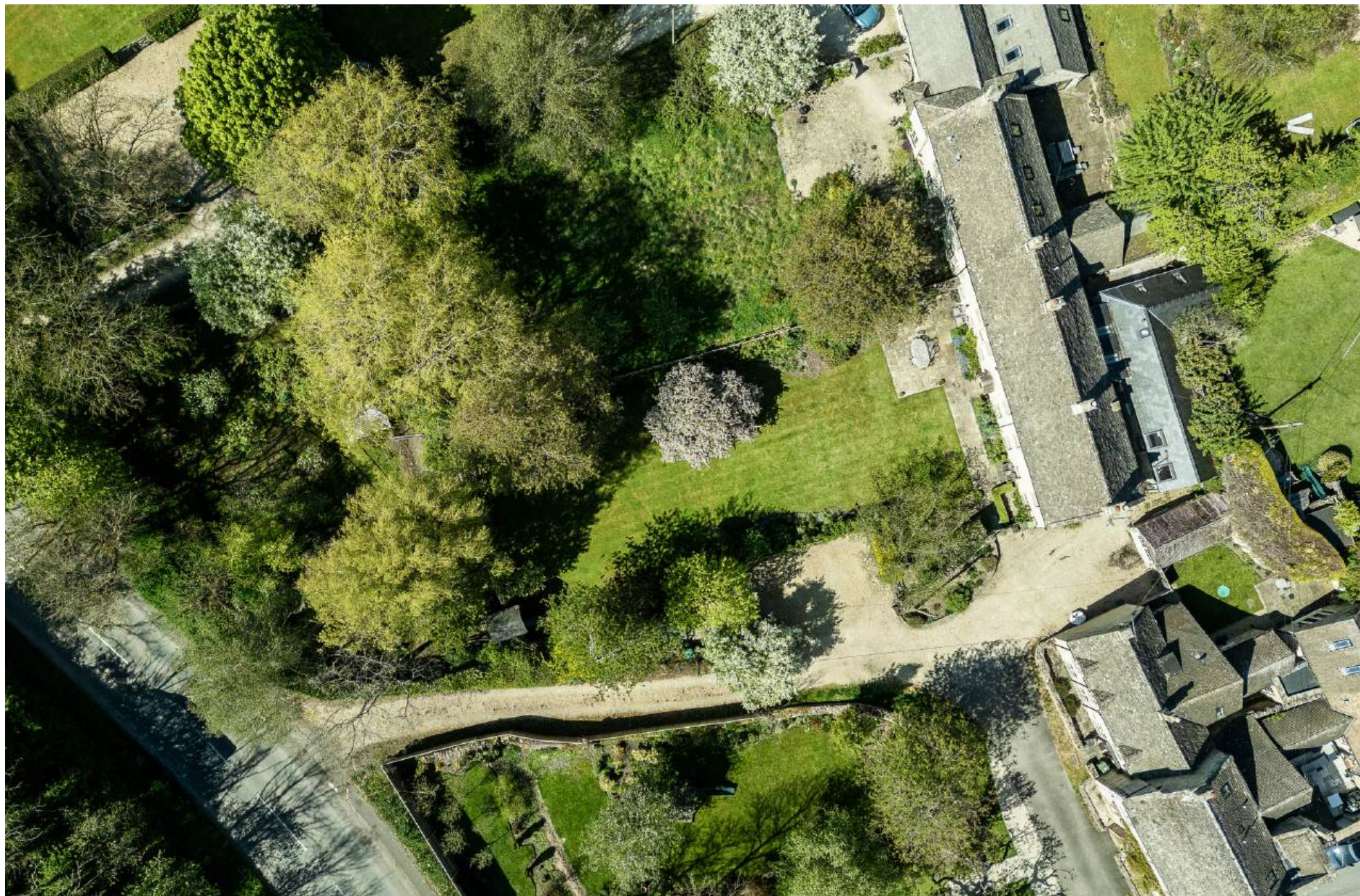














# POINTS OF *Interest*



## **Towns and Cities**

Burford 6.7 miles  
Cirencester 10.7 miles  
Cheltenham 19 miles  
Oxford 26 miles  
Swindon 26 miles  
Central London 82 miles

## **Pubs & Restaurants**

Sherborne Arms, Aldsworth  
The New Inn, Coln St. Aldwyns  
The Village Pub, Barnsley  
The Bull, Burford

## **Train Stations**

Charlbury Station 15 miles  
(London Paddington from 69 mins)  
Oxford Station 25 miles  
(London Paddington from 49 mins)

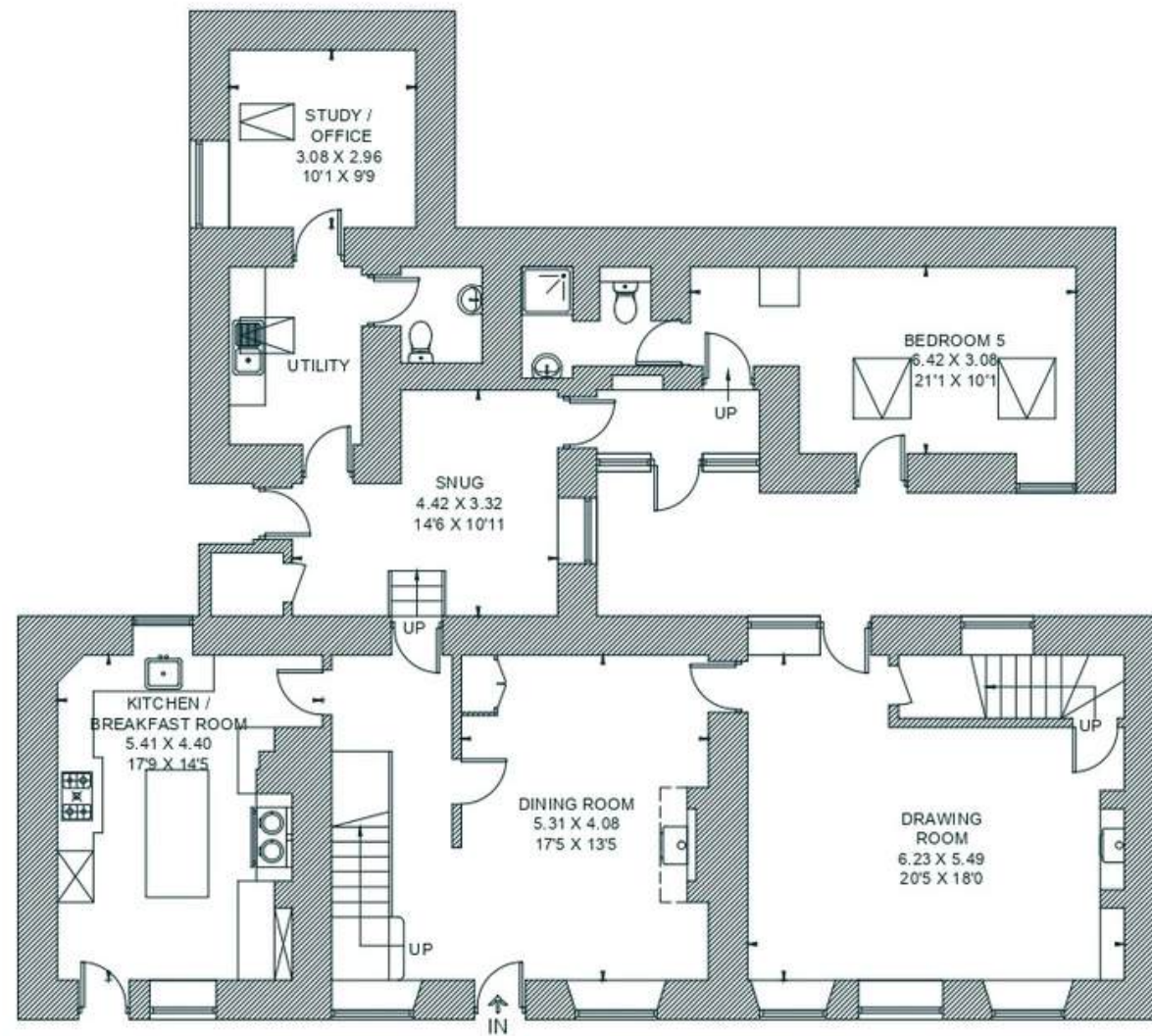
## **Airports**

Birmingham Airport 57 miles  
Bristol Airport 68.5 miles  
London Heathrow 70.8 miles



# FLOORPLANS

## *Hawthorn House*



GROUND FLOOR



FIRST FLOOR

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106968

Total - 267.9 sq m / 2,884 sq ft

# AREA GUIDE

## *The Cotswolds*

Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque villages – with a variety of quirky and independent shops, restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

### **Walking - Local walks**

The walks around Aldsworth capture the essence of the Cotswolds, with rolling hills, quiet river valleys, and timeless stone villages. Highlights include the Windrush and Eastleach loops, both offering beautiful routes through the peaceful river Windrush and river Leach valleys.

### **Eating Out - The Stump, Foss Cross**

Simplicity, good quality and affordability: that's the ethos behind this old-new pub near Cirencester. The 17th-century coaching inn has been reconfigured as a stylish venue serving pizza and pasta.

### **Event - The Cheltenham Festival**

A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.

### **Day Out - Westonbirt Arboretum**

The most important national arboretum in the country which is home to over 2,500 different species of trees. Westonbirt is the perfect place for you to escape, relax or have an adventure and best known for its spectacular display of autumn colour.



# ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*



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