



ASHLEY COTTAGE
UPPER STANTON
STANTON DREW
BS39 4EF
£775,000

FOUND IN A PEACEFUL SPOT WITHIN THE QUAIN T VILLAGE OF STANTON DREW CAN BE FOUND THE CHARMING 'ASHLEY COTTAGE'. A THREE BEDROOM, DETACHED PERIOD COTTAGE OOOZING WITH CHARACTER AND FEATURING ESTABLISHED WRAP AROUND GARDENS, PAIRED WITH PICTURESQUE VIEWS TOWARDS THE PREHISTORIC 'GREAT CIRCLE'.

Having undergone a thorough schedule of works during the current ownership, this attractive home allows any owner to simply move in with ease and enjoy the countryside lifestyle Ashley Cottage offers. No stone has been left unturned, with the property benefitting from a replaced roof, extensive damp proofing works, and a heap of internal upgrades sure to install confidence in all.

This is proper village living: quiet lanes, a real sense of community, a cosy "local", and stunning rolling countryside. There's a local primary school, a village hall with regular events, and all the everyday essentials just a short drive away in nearby Chew Magna or Keynsham. However, Stanton Drew is also well-connected to the neighbouring cities of Bristol & Bath, both being within 10 miles of this village location, making this the perfect spot to call home.

Ashley Cottage makes an inviting first impression with an attractive gated entrance, colourful front garden & stone facade paired with established Wisteria & grape vine. Internally, the property offers an extended arrangement, with the accommodation benefitting from comfortable room proportions throughout, sure to appeal to an array of viewers. The ground floor offering is sizeable, welcoming with a homely lounge bursting with characterful features to include statement oak beams & a log burning stove framed with an exposed stone fireplace, perfect for winter nights. An opening from the lounge leads to a bright sun room to the rear of the ground floor, featuring double doors opening onto the gardens, and presented with timeless parquet flooring, lending itself as an ideal space for a summer read.





Making your way through the lounge area, a bespoke country kitchen can be found, finished with shaker style units & granite worksurfaces. Not only this, the premium kitchen offers a full selection of 'Neff' integrated appliances, and benefits from a feature central island, perfect for carrying on the conversation whilst cooking. A spacious open dinning room sits off the kitchen, with the space lending itself to family get togethers or dinner parties with friends. Finally, completing the ground floor offering is an additional versatile reception room, currently used a snug, although also lending itself as an ideal study or boot room, and a cloakroom WC.

To the first floor, three bedrooms can be found, all of which being well-proportioned double rooms, with the primary bedroom benefitting from fitted storage and a feature fireplace. Completing the internal arrangement is a tasteful four piece bathroom, fully tiled and offering a separate shower & free standing roll top bath.

Ashley Cottage's charm continues to its external offering, with landscaped wrap around gardens benefitting from a south westerly aspect, perfect for sun worshipers. Not only this, the privacy the gardens enjoy is idyllic, particularly the 'Secret Garden' hidden away & benefitting from an elevated position enjoying the best of rolling countryside views. The focal point of the garden is the feature pergola, ideal for alfresco dining & enjoying an glass of something during the summer months.

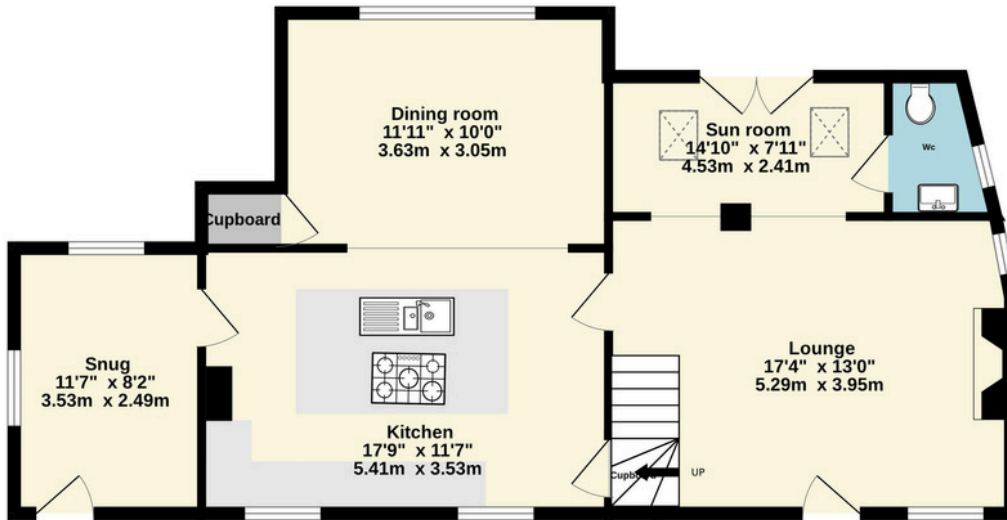
ASHLEY COTTAGE VERY MUCH RETAINS ITS 18TH CENTURY ROOTS, BUT WITH THE CURRENT OWNERS LOVING RESTORATION, NOW OFFERS A CONTEMPORARY ARRANGEMENT WHICH LENDS ITSELF TO MODERN LIFESTYLES. FOR THOSE SEARCHING FOR A COUNTRYSIDE RETREAT, WHILST WANTING CITY CONVENIENCE WITHIN REACH, ASHLEY COTTAGE SIMPLY HAS TO BE VIEWED.

OFFERED TO THE MARKET WITH VENDOR SUITED & A COMPLETE ONWARD CHAIN.

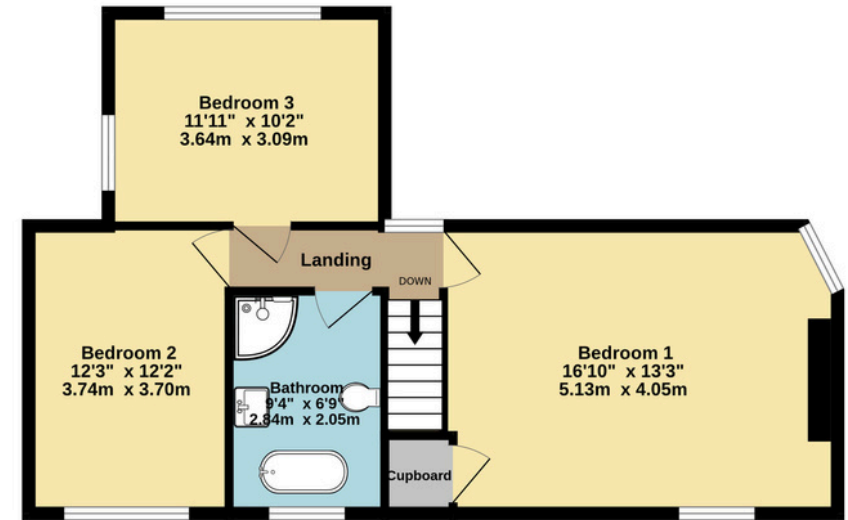




Ground Floor
767 sq.ft. (71.2 sq.m.) approx.



1st Floor
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1453sq.ft. (135.0 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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Energy performance certificate (EPC)			
Ashley Cottage Local Street Boreham Green Essex SS13 1JY	F Certificate number:	Valid until:	5 September 2035
Property type		Detached house	
Total floor area		135 square metres	

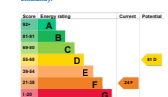
Rules on letting this property

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/610000/landlord-guidance.pdf](#)). Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is F. It has the potential to be D.



The graph shows this property's current and potential energy rating.

Properties get **ratings from A to G** (worst and a score. The better the rating and score, the lower your energy bills are likely to be).

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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