Brooke Cottage Lechlade Road, Southrop, Gloucestershire, GL7 3PG

Offers In The Region Of £600,000

- Grade II Listed character cottage
- Refitted kitchen
- Study/dressing room
- No onward chain

- Sitting room with multi fuel burner
- Cloakroom
- Shower room

- Dining room
- Two bedrooms, one with en suite shower room
- Good sized gardens

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A Grade II Listed semi detached character cottage situated in the desirable Cotswold village of Southrop, the larger centres of Fairford and Lechlade being a few miles drive away. The main accommodation offers a sitting room, dining room, cloakroom, refitted kitchen, two bedrooms (one with en suite shower room), study/dressing room and a shower room. Outside are good sized gardens. Available with no onward chain, a viewing is a must.

Additional Information:
Council Tax Band- E
EPC Rating- TBC
Freehold

2   1   2   F   Council Tax Band: E

SITTING ROOM
16'6" x 15'6"

Stable door from the front. Two stone mullion windows to the front, one with a window seat. Amtico flooring. Exposed timbers and stone walls. Clearview multi fuel burner set into a stone fireplace. Radiator.

DINING ROOM
14'1" x 12'6"

Hlaf glazed panelled door to garden. Windows to both sides. Amtico flooring. Radiator. Built in cupboard.

LOBBY
Amtico flooring. Mounted coat hooks.

CLOAKROOM
Obscure glazed window to rear. Suite comprising of a low level WC and vanity unit. Heated towel rail.

KITCHEN
12'3" x 9'11"

Windows to front and side. Stable door to rear. Amtico flooring. Single drainer ceramic sink unit with mixer tap inset into a worksurface with cupboard below. Further range of refitted wall and base units. Four ring Schott Ceran electric hob with extractor canopy above. Built in Hotpoint oven. Integarted dishwasher. Hotpoint washing machine. Beko fridge freezer. Dresser. Worcester boiler for domestic hot water and central heating. Panel radiator.

LANDING
Window to side. Built in cupboard housing the hot water cylinder. Radiator.

BEDROOM ONE
16'9" x 9'5"

Two stone mullion windows to the front, one with a window seat. Roof access. Radiator.

BEDROOM TWO
10'8" x 9'2"

Window to side. Built in cupboard. Radiator.

EN SUITE SHOWER ROOM
Suite comprising fo a shower cubicle, vanity unit and low level WC. Heated towel rail.

STUDY/DRESSING ROOM
9'5" x 5'7"

Window to side. Radiator. Built in cupboard.

SHOWER ROOM
Window to rear. Suite comprising of a shower cubicle, vanity unit and low level WC. Heated towel rail. Built in linen cupboard. Tiled surrounds and flooring.

OUTSIDE
To the front is a cottagey forecourt. A pedstrian gate leads to the gravelled forecourt with shrubs/flowers. Cotswold stone walls. A second gate and pathway lead to the side. The next door neighbour has a right of way and it is separate from the front garden. Brooke Cottage has an area to store bins behind the next door cottage. A pedestrian gate leads to the rear garden.
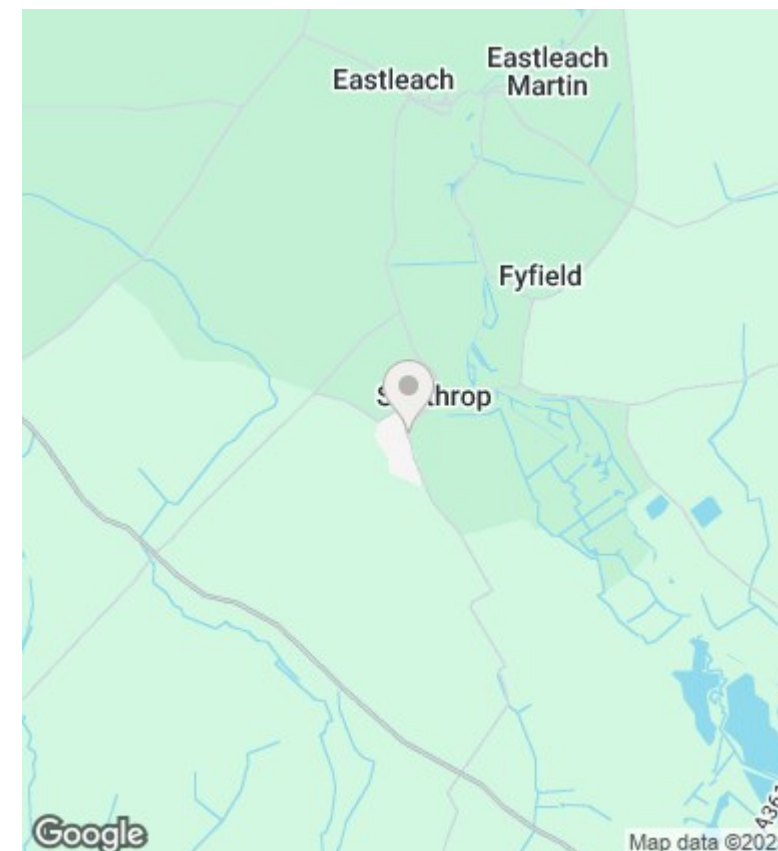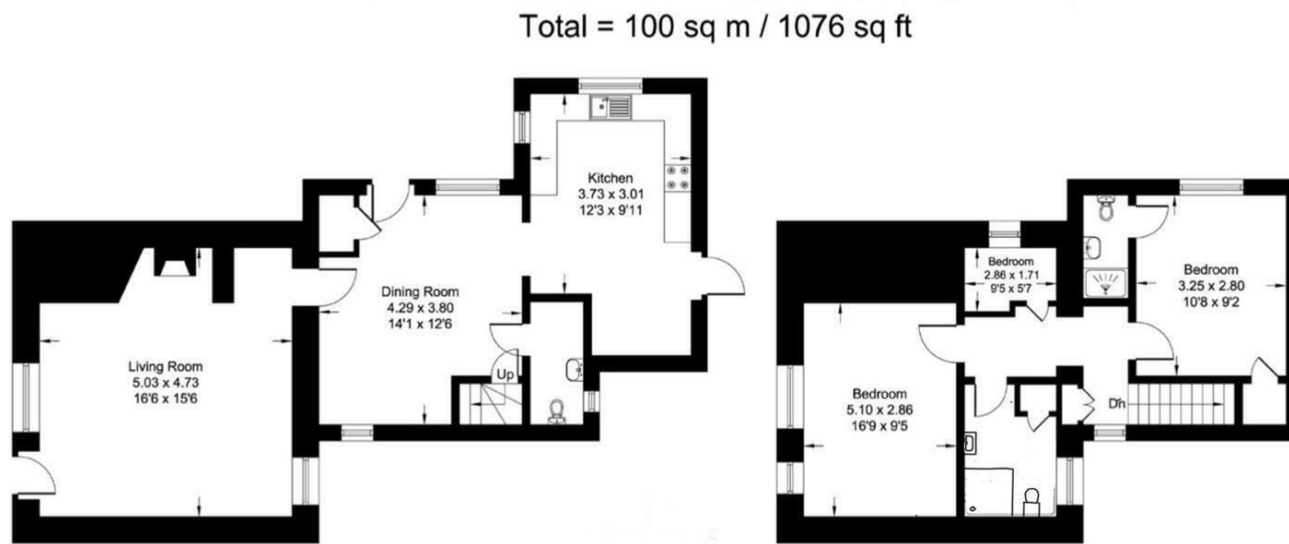
The rear garden is enclosed. There are two patios that are connected by stone steps. Laid to lawn with mature borders and a number of trees. There are some timber storage sheds and an additional shed for garden hand held tools. Oil tank. Outside tap and light.

AGENTS' NOTE
The village has no foul drainage and all properties will be on a cesspit arrangement. The cottage shares with Autumn Cottage next door and Southrop Farm behind. The bill for Brooke Cottage is approximately £50 pa being 25% of the cost.

SOUTHROP
Southrop is an attractive Cotswold village found midway between Cirencester and Burford. Village amenities include a well regarded gastro pub, primary school, village hall, community shop and Post Office. Situated on the River Leach the village church is the Grade I listed St Peter's Church which dates from the 12th century.

Total = 100 sq m / 1076 sq ft

Kitchen
3.73 x 3.01
12'3 x 9'11

Dining Room
4.29 x 3.80
14'1 x 12'6

Living Room
5.03 x 4.73
16'6 x 15'6

Up

Bedroom
2.86 x 1.71
9'5 x 5'7

Bedroom
3.25 x 2.80
10'8 x 9'2

Bedroom
5.10 x 2.86
16'9 x 9'5

Dh

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Google — Map data ©2025

Directions

From Fairford, proceed to Southrop. On entering the village, take the first turning right onto Lechlade Road. Brookes Cottage is on the right.

Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

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