

ROSE COTTAGE

— DUNTISBOURNE ABBOTS —



ROSE COTTAGE, DUNTISBOURNE ABBOTS, GL7 7JN

Kitchen/ Breakfast Room · Dining Room · Sitting Room · Snug ·
Four Bedrooms · Three bathrooms · Landscaped Gardens · Terraces
Timber outbuilding · Private driveway

A beautiful Grade II Listed Cotswold stone cottage in the heart of the village

Description

Rose Cottage is a stunning quintessential Grade II Listed Cotswold stone cottage. Superbly positioned in one of the prettiest villages the Cotswolds has to offer, the owners have been mindful to retain many of the Cottage's original period features to create a gorgeous welcoming home full of charm and character.

The ground floor comprises a bright and light kitchen/ breakfast room, perfect for informal dinners and quiet morning coffees with the adjacent dining room adapting beautifully for entertaining

and more formal dinner parties. The snug is perfect for cosy winter evenings in front of a good movie and is a quiet corner of the house. The sitting room is ideal for larger gatherings and with the impressive inglenook fireplace and wood burner is superb for hunkering down after a long winter's country walk.

A handy utility room and downstairs cloakroom with shower are useful additions to the ground floor living space.

Upstairs, there are four bedrooms and two bathrooms, each with views

overlooking the gardens and village. The bedrooms are beautifully proportioned and offer good ceiling height.

Outside the terrace is ideal for al fresco dining in the summer months and quiet garden corners with views over the village are perfect for enjoying peaceful sundowners. The delightful gardens are both impressive and elegant with tiered terraces, lawned areas and stunning water features. A substantial timber outbuilding provides garaging and workshop space and offers superb potential for conversion to provide

additional accommodation subject to obtaining the necessary planning consents. The driveway provides ample parking.

Planning permission have been granted for significant alterations and extensions to the main house and for alterations to upgrade the timber clad outbuilding. Refs: 23/02095/FUL and 23/02142/FUL.

Location

Rose Cottage is superbly situated in Duntisbourne Abbots, a stunning and quintessential village in the heart of the Cotswolds Area of Outstanding Natural Beauty. Exceptionally well located, this truly stunning Cotswold cottage offers the best of both worlds with country walks on the doorstep yet is within easy reach of local amenities.

Known as the "Capital of the Cotswolds", Cirencester, only six miles away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets.

Cheltenham is a short drive North and not only offers excellent shopping and dining, but it is also host to fabulous literary, jazz and food festivals and, of course, horse racing.

The historic towns of Tetbury, Malmesbury, and Burford are only a short drive away. These towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as the three CofE Primary Schools (Stratton, Powell's and Sapperton), Pate's Grammar School, Rendcomb College, Beaudesert Park, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, Marlborough College, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park, and finally there is Polo across the Duntisbourne Valley in Cirencester Park.

Communications in the area are excellent with high speed broadband and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways.



*Cirencester 6 miles
Cheltenham 8 miles
Kemble 10 miles
(direct trains to London Paddington)
Tetbury 13 miles
Malmesbury 17 miles
Burford 21 miles
Swindon 21 miles
(direct trains to London Paddington)
M4 (Junction 15) 23 miles
All distances and times are approximate*







General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.
Private drainage. Oil-fired heating.

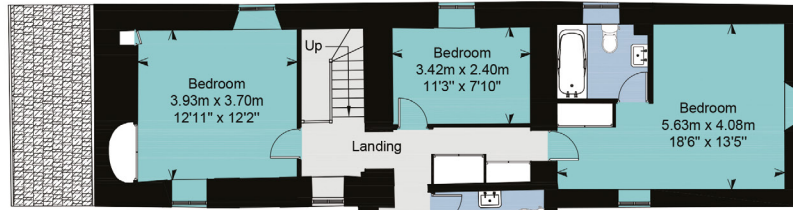
Postcode: GL7 7JN.

Viewing: Strictly by appointment
through Sharvell Property Ltd.

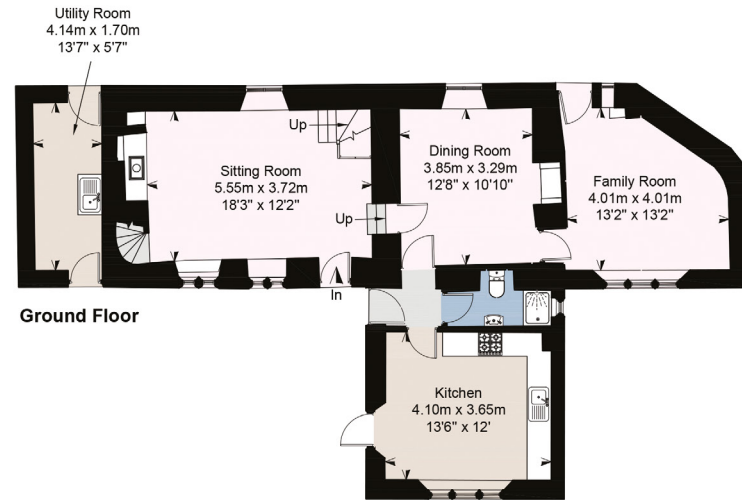
Fixtures and Fittings: Some mentioned
in these sales particulars are included in
the sale. All others are specifically
excluded but may be made available by
separate negotiation.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643000. Council Tax Band G.





First Floor



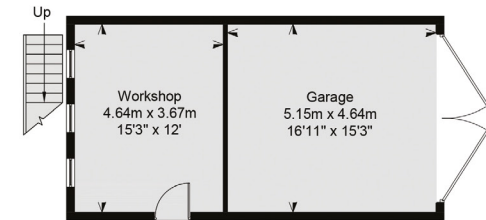
Ground Floor

Rose Cottage, Duntisbourne Abbots, Gloucestershire

	Approximate IPMS2 Floor Area
House	159 sq metres / 1712 sq feet
Garage / Workshop	82 sq metres / 882 sq feet
Utility Room	7 sq metres / 75 sq feet
Total	248 sq metres / 2669 sq feet



**Garage / Workshop
First Floor**



**Garage / Workshop
Ground Floor** Outbuildings
Not Shown In Actual Location Or Orientation

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This plan was created from other drawings please check all dimensions before being reliant on them.
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

SHARVELL PROPERTY
— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

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