

OCTOBER COTTAGE, THE GREEN,
BISHOPS NORTON, GLOUCESTERSHIRE, GL2 9LP

 Charles Lear



OCTOBER COTTAGE

This quintessential thatched cottage stands in a very pretty setting in the heart of the village overlooking the village green and duck pond. The property is beautifully presented retaining a wealth of period features complimented by a modern contemporary finish. Externally there is a beautiful south facing garden, a home office or garden room, a garage and off road parking.

- 19'3 sitting room with a feature inglenook fireplace and exposed ceiling beams
- Beautifully appointed and recently refitted open plan dual aspect kitchen with a range cooker leading to both the dining room and conservatory
- Ground floor bedroom presently used as a study and a recently refitted contemporary shower room
- Two first floor double bedrooms, a separate hobby room or nursery and a first floor cloakroom
- Attractive and beautifully stocked country garden around the property on three sides with established mature borders and a sweeping lawn
- Garage/workshop, office/studio and parking

Bounded by a white picket fence and mature hedging this charming thatched cottage is understood to have origins as far back as c.1750. The cottage has recently been renovated to a high standard creating a modern, light and airy contemporary home with accommodation comprising of a sitting room with a fireplace, separate dining room, ground floor bedroom or study and a ground floor shower room. The modern kitchen overlooks the green and duck pond and adjoins the conservatory. On the first floor the principle bedroom benefits from an en-suite cloakroom, and the second bedroom leads to the useful hobby/nursery room. The gardens encompass the property and lead to a garage with workshop space and home office with power and light.





SITUATION

Bishops Norton is a particularly pretty rural hamlet with a variety of architecture and history centred on the village green. October Cottage is situated along a peaceful and charming village lane surrounded by open countryside. Bishops Norton is conveniently positioned equidistantly between Cheltenham, Gloucester and Tewkesbury and benefits from easy access to all three. The adjacent village of Norton has two local public houses including the popular riverside establishment the Red Lion, along with a sports pitch, village hall and Norton Church of England Primary School. The M5 motorway at Junction 9 is also within striking distance.

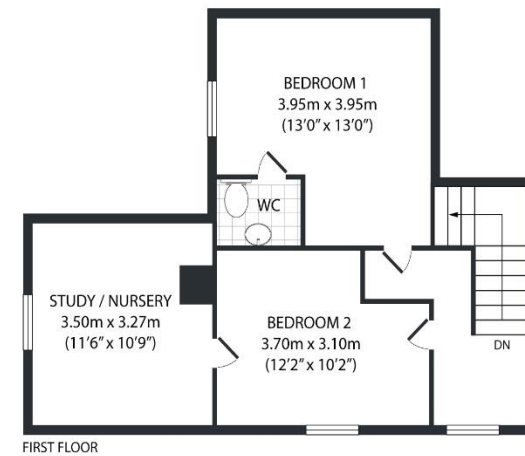
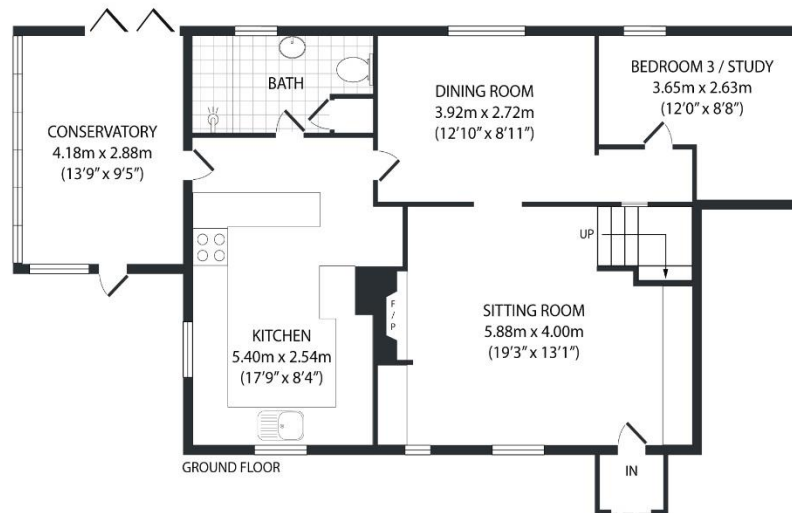
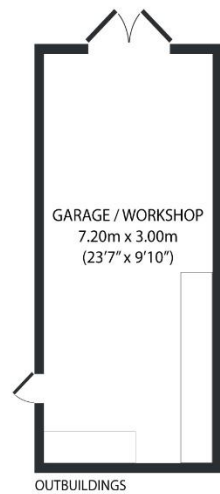
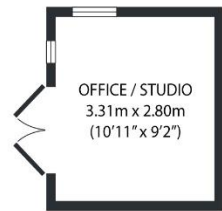
GENERAL INFORMATION

Services:
Mains water and electricity are connected to the property.
Mains gas fired central heating. Mains drainage

Local Authority:
Tewkesbury Borough Council: 01684 295010.
Council Tax Band: E - £2,496.19 pa. (2022/2023).
EPC Rating: D

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Total area : approx. 132.3 sq. meters (1424 sq. feet)

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

