



## Beauchamp Cottage

Churcham, Gloucester, GL2 8AB

**£725,000**



Murdock & Wasley Estate Agents are excited to present this extended four-bedroom detached Victorian property to the open market. Originally an ex-woodman's cottage, this home is located in a convenient area with excellent transport links. It features an abundance of character and offers spacious and versatile accommodation for the whole family.

Externally, the property includes a triple garage, a workshop and gardens and grounds approaching 0.4 acres which boast unrestricted access directly into Highnam woods.

To fully appreciate everything this property has to offer, we highly recommend scheduling a viewing at your earliest convenience!





**Entrance Hall**

Accessed via solid wooden glazed door, power points, radiator, exposed wooden beams, inset ceiling spotlights, wooden flooring, wooden door to storage cupboard with power, lighting and shelving. Door to:

**Cloakroom**

Low level wc, pedestal wash hand basin, radiator tiled flooring, wall panelling, exposed wooden beams, inset ceiling spotlights, front aspect upvc double glazed window.

**Utility**

Wall mounted units, appliance points, power points, space for washing machine, tumble drier and fridge/freezer. Oil fired boiler, exposed wooden beams, inset ceiling spotlights, quarry tiled flooring, side aspect wooden double glazed window.

**Kitchen/ Family Area**

Range of base and drawer mounted units, wooden worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for Rangemaster cooker with extractor hood over, combination oven, space for American fridge/ freezer and dining table, exposed wooden beams, inset ceiling spotlights, electric underfloor heating. Feature multi-fuel stove, tiled flooring, TV point, telephone point, front and rear aspect double glazed windows. Door to:

**Pantry**

Range of base, wall and drawer mounted units, stainless steel sink unit with a mixer tap over. Appliance points, power points, integral dishwasher, fridge and microwave, exposed wooden beams, inset ceiling spotlights, electric underfloor heating, side aspect upvc double glazed window.

**Inner Hallway**

Tv point, power points, radiator, flagstone flooring, exposed wooden beams, inset ceiling spotlights, front aspect French double glazed doors leading to the garden. Door to:

**Dining/ Reception Room**

Tv point, power points, radiator, feature fireplace with wooden mantle, wall panelling, exposed wooden beams, inset ceiling spotlights, wooden flooring, stairs to first floor landing, side aspect wooden double glazed window.

**Lounge**

Tv point, power points, feature fireplace with brick surround and multi fuel inset, flagstone flooring, two radiators, inset ceiling spotlights, two side aspect upvc double glazed windows.

**Landing**

Power points, radiator, exposed wooden beams, inset ceiling spotlights, access to loft space, front aspect double glazed window. Doors lead off:

**Master Bedroom**

Tv point, power points, two radiators, inset ceiling spotlights, built in wardrobes, eaves storage, side and rear aspect double glazed windows. Door to:

**En-Suite**

Suite comprising corner bath, step in corner shower cubicle, low level wc, bidet, pedestal wash hand basin, radiator, wall panelling, exposed wooden beams, inset ceiling spotlights, tv point, side aspect upvc double glazed window.

**Bedroom Two**

Tv point, power points, radiator, built in wardrobes, exposed wooden beams, inset ceiling spotlights, front and rear aspect upvc double glazed windows.

**Bedroom Three**

Power points, radiator, built in wardrobes, exposed wooden beams, inset ceiling spotlights, two side aspect upvc double glazed windows.

**Bedroom Four**

Power points, radiator, built in wardrobes, exposed wooden beams, inset ceiling spotlights, access to loft space, front and side aspect upvc double glazed windows.

**Bathroom**

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin, wooden flooring, Tv point, exposed wooden beams, inset ceiling spotlights, side aspect upvc double glazed window.

**Outside**

Beauchamp Cottage is a secluded property situated on a plot approaching 0.4 acres, accessible via double electric gates, and surrounded by the ancient RSPB Highnam Woods. This unique location ensures that no neighbouring properties can be built nearby. The property is a wildlife haven, with a pond home to mallard and moorhen ducks, as well as visits from mandarin ducks and herons. Highnam Woods is one of the few places in the UK where nightingales nest seasonally. While the woods are open to the public with designated routes for birdwatching, these paths do not approach Beauchamp Cottage, ensuring privacy. The cottage has unrestricted access to the woods and pond, and the owners maintain the area to enjoy the abundant wildlife.

Beauchamp Cottage features a triple garage equipped with power, lighting, racking, and a full loft space. Behind the garage is a versatile workshop space for various uses. Outside, the property includes a pergola with power, lighting, tv point and open fire, covered BBQ area with Belfast sink with hot and cold water, a flat lawn, power points and three outdoor taps.

**Tenure**

Freehold

**Services**

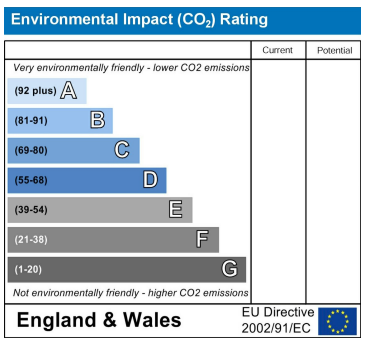
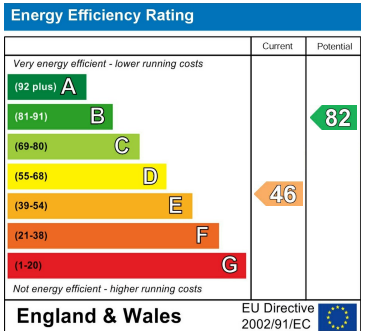
Mains water and electricity. Septic tank and oil fired central heating.

**Local Authority**

Tewkesbury Borough Council  
Council Tax Band: E

**Awaiting Vendor Approval**

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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