



## WILLOW COTTAGE

53 GRETTON ROAD, GOTHERINGTON, GLOUCESTERSHIRE, GL52 9QU



**A VERY RARE PROPERTY WITH AN ABUNDANCE OF LOCAL VILLAGE HISTORY IN AN ACTIVE VILLAGE NORTH OF CHELTENHAM.**

**LOCATION:**

**what3words:///slope.dormant.diplomas**

- Grade II listed
- Stacked in history
- Renovated and improved
- Spacious reception rooms
- Many retained and enhanced period features
- Detached Annexe ideal serviced let
- Planning consent for additional dwelling if bought together
- Gas central heating
- Gardens
- Chain free

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SALES & LETTINGS

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Situated with gardens and grounds this delightful four-bedroom detached Grade II Listed thatched house that offers a detached annexe, garaging located within a popular and sought-after Cotswold village just 6 miles to the north of Cheltenham.

The living space is arranged over two floors comprising on the ground floor a beautiful drawing room with vaulted ceiling, exposed Cotswold stone walls and views over the garden. The sitting room and the study both provide inglenook fireplaces with wood burners. There is also a useful boot room.

The kitchen features a full complement of fitted units with range cooker and integrated appliances, pantry and a breakfast bar.

The dining room is open to the kitchen and provides good space and French windows opening out to the garden. In addition to this is a spacious utility room and cloakroom. The first floor living space provides a lovely dual aspect main bedroom with a full range of fitted wardrobes and super views over the garden. There are three further good-sized double bedrooms (all with bespoke made cupboards/wardrobes) and two well equipped bath/shower rooms.

The detached annexe features a sitting room and bed area and space for a kitchenette if required for more permanent guests and a shower. This building would make an ideal home office, holiday let or a separate living space for relatives.

To the front is a pedestrian entrance along with vehicular access which leads to parking area and the garages. From the parking area a gate opens into the beautiful rear garden which features an array of stocked borders, established shrubbery and mature trees. This all creates a wonderful feeling of privacy with a splash of colour and beauty.

Lot 1: Includes Willow Cottage and Studio/Annexe along with garden and planning permission for the erection of a garage.

Lot 2: Includes the rear section of garden which will be sold with the benefit of outline planning permission for the erection of a single storey detached property with garage.

The property is available as Lot 1 & Lot 2 or Lot 1 only. The plot if not purchased will not be sold before the sale of Willow Cottage has been completed and not available prior to the sale of it.



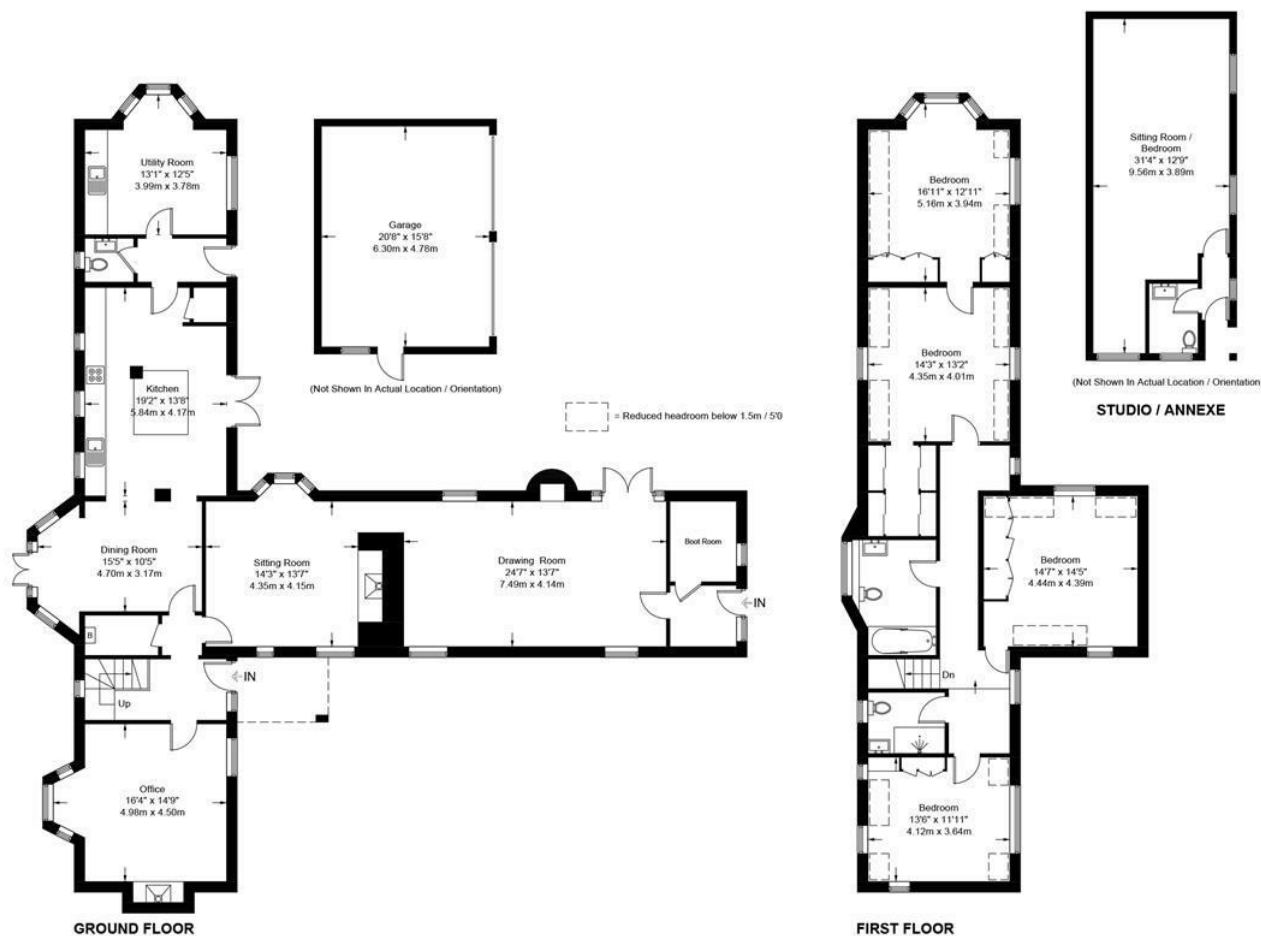












## PROPERTY INFORMATION

**Council:** Tewkesbury

**Council Tax band:** G

**Area:** 3531 Sq. ft' / 328 Sq. m

**Tenure:** Freehold

**EPC:** Exempt due to listing

**Services:**

Mains water, electric and gas.

Approximate Gross Internal Area = 2814 sq ft / 261.4 sq m

Garage & Studio / Annexe = 717 sq ft / 66.6 sq m

Total = 3531 sq ft / 328.0 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

Please check all details before making any decisions reliant upon them.

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## WILLOW COTTAGE, 53 GRETTON ROAD, GOTHERINGTON



**Available for sale either as**

**Lot 1** (Detached thatched cottage, annexe and planning permission for a garage)

Or **Lot 1 & 2** (As above with the the remainder of the plot which has the benefit of outline planning permission for 1 dwelling)

**Outline planning permission:** 22/00387/OUT Location: Land To The North Of, Gretton Road, Gotherington, Gloucestershire, Cheltenham, GL54 4QU - Revised 07.01.25

**Proposal:** Outline application for the erection of a single dwelling with all matters reserved for future consideration except for access, layout and scale.

**Agents Note:** The building plot will be retained by our client and not sold prior to the completion of the sale of Lot 1.

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