

ROCK COTTAGE

GUITING POWER, GLOUCESTERSHIRE



A wonderful, detached cottage, presented to a high standard throughout with landscaped gardens and parking in a desirable North Cotswold village

Ground Floor: Entrance Hall • Kitchen/Dining Room
Sitting Room • Study/Bedroom 3 • Shower Room

First Floor: Master Bedroom • Guest Bedroom
Cloakroom

Outside: Enclosed landscaped gardens
Private parking • All set in 0.11 Acre

**Butler
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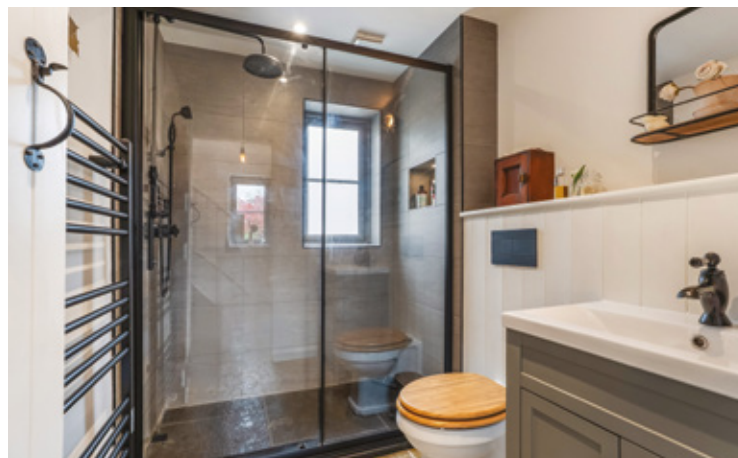
DESCRIPTION

Rock Cottage is a delightful and beautifully presented Cotswold stone property in one of the best positions, tucked away off the lane. From the top of the garden there is a very special view over the village to the fields beyond.

The cottage offers stone flooring throughout the ground floor, and a kitchen which has an eye-catching Smeg range set in an alcove, along with an integrated fridge and a dishwasher. The washing machine is in the hall/boot room area. A freezer is in the shed, where there is space for further storage.

Traditional features include the Inglenook fireplace with a wood burner, Cotswold stone mullioned windows, exposed beams and Cotswold stonework. The owners have improved this cottage throughout and created a pretty enclosed garden with stone terraces which are perfect for outdoor entertaining. Rock Cottage is ideal as a main home or an excellent lock-up and leave second home.

The cottage is approached off a no through lane, known as Piccadilly, through double wooden gates set in the



Cotswold stone walls to the gravelled parking area, with space for one to two cars. Paths run around the cottage to the rear garden terrace. Beautiful Cotswold stone steps lead up to an old lawned area. This area has scope to be re-designed to suit personal needs, a designer's plans are available from the agent but can easily be laid to lawn with areas for sitting out.

Guiting Power is in a highly sought after, unspoilt north Cotswold village is situated in a lovely rolling region of the Cotswolds in an Area of Outstanding Natural Beauty and a Conservation Area. The village is renowned for its close, friendly, supportive community, with a fine old Parish Church has a village shop and café, along with 'The Cotswold Guy' and two more pubs, The Hollow Bottom (re-opening soon) and The Farmers Arms. There is a popular Montessori nursery school in the village. The village hall, which hosts multiple community events throughout the year, and children's playground. Temple Guiting has a Primary School, a village hall and playing fields.

A senior school Ofsted 'Outstanding' rated in nearby Bourton-on-the Water, as well as multiple private schools in Cheltenham, such as Cheltenham College, Cheltenham Ladies College, Dean Close.

The surrounding countryside is superb for walkers, with a wide network of footpaths and bridleways winding through mature woodlands spread across the wonderful landscapes.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Gigaclear Broadband is available. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).



FIXTURES & FITTINGS

Only the those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation. Some of the furnishings and contents are also available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX. Tel: 01285 623000 cotswold.gov.uk

COUNCIL TAX

Band E

TENURE

Freehold

EPC

Band D (65)

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk



DIRECTIONS (GL54 5UU)

From Stow-on-the-Wold, proceed along the B4077 towards M5/Ford. Take the left turn at the triangle of roads, come into the village of Temple Guiting, continue through, at the 'T' junction turn left (opposite the Primary School), pass through Kinton village. Turn right to Guiting Power, drive through the village, do not pass the Hollow Bottom pub, park on the left by the green for ease. Piccadilly is the small lane on the left. Rock Cottage is straight ahead marked by the gates set in the Cotswold stone walls.

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Pubs

The Farmers Arms, Guiting Power 0.1 mile
The Halfway House, Kinton 1.9 miles
The Plough, Ford 4.2 miles



Schools

Temple Guiting Primary School 2.9 mile
The Cotswold School, Bourton on the Water 6.9 miles



Train station

Kingham Station 12.6 miles
Moreton in Marsh station 12.0 miles

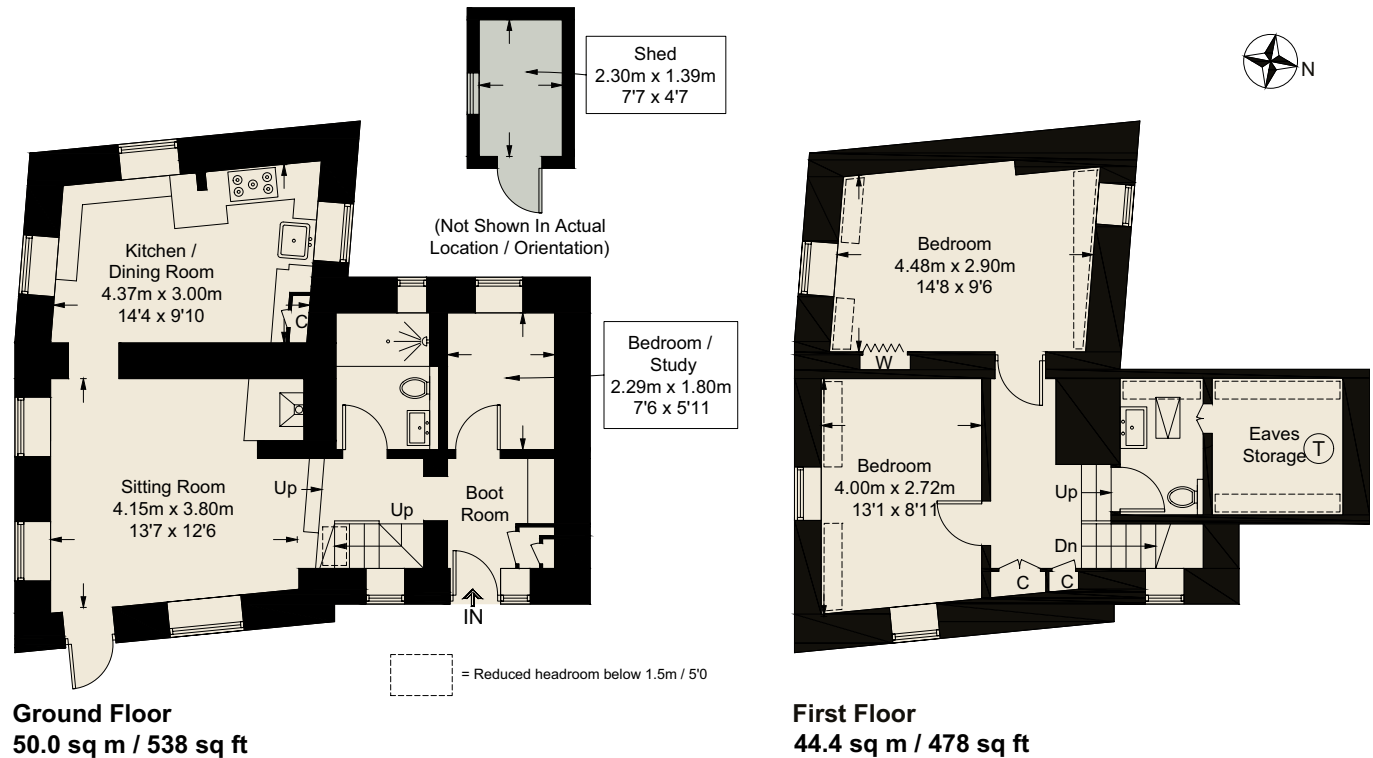


Members Clubs

Daylesford Organic, Spa and Bamford 10.9 miles

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Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft

Shed = 3.2 sq m / 34 sq ft

Total = 96.4 sq m / 1037 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1211828)

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