



ESTATE AGENTS
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GLOUCESTERSHIRE



1 DAISY COTTAGES , EPNEY, SAUL, GLOUCESTER, GL2 7LN

The Property

This truly is a chocolate box cottage that has been beautifully extended. Set in the heart of Epney Hamlet, offering characterful features combined seamlessly with contemporary living space. Deceptively spacious throughout. Approach from a private driveway and gates with a wealth of parking and turning area up to a detached double garage/workshop with gardens surrounding.

Throughout Daisy Cottages, careful attention has been paid to every detail. From the oak flooring and wonderful carpentry with solid oak internal doors, bespoke cabinetry and beautifully lit interiors, this home offers the perfect blend of heritage features and modern practicality in a peaceful village setting. Upon entering Daisy Cottages to the side from an oak front door, you're welcomed into a warm and characterful hallway, where solid oak flooring is throughout. This space immediately sets the tone for the property, a layout designed for both comfort and practicality.

From the side entrance leads directly into a lovely hallway with access to all reception areas along with a fantastic walk-in pantry, laundry room, cloakroom with WC and boot room, doors lead to the side and rear. The pantry is a delight, perfect for stocking essentials, with fitted shelving ideal for dry goods and kitchen storage. Adjacent is the generous laundry and utility room, which enjoys views of the garden. This area offers space and plumbing for white goods and houses the oil-fired boiler. The hallway wraps around the dining area of the kitchen to a fantastic boot room with wooden flooring, stable door to outside, making it the perfect entry point after countryside walks with muddy wellies and paws. Door leads to downstairs cloakroom. From the main hall opening to hub of the cottage. A stunning open plan kitchen/dining living space. A stylish shaker-style fitted kitchen is truly the heart of the home. A wealth of cabinets, integrated appliances including a double oven and induction hob. Sleek charcoal laminate worktops complement the cabinetry, and a deep stainless steel sink sits beneath a large window providing views to the garden, while contemporary patterned tiled splash backs add texture and interest. A built-in wine rack and curved breakfast bar unit complete this social and stylish space. Open plan to the dining area and the garden room. Such a well designed space and socially fantastic with in an abundance of natural light. A spacious dining area, which comfortably accommodates an eight-seater table. This section of the home benefits from oak flooring, and an open-plan layout that enhances both everyday family use and entertaining, opens to the garden room. Flooded with natural light, this room features floor-to-ceiling glazing and expansive bi-fold doors that open directly onto a sunny terrace and the private rear garden. With wood flooring, soft white walls, and space for relaxed seating or a reading nook, this is the ultimate spot for all year-round enjoyment of the indoor-outdoor lifestyle. opening to a dining area and stunning garden room with a glass gable having bi-fold doors opening to a sun terrace.

From the entrance hall you lead to a relaxing study, perfect for use as a home office or reading room. Full-height shelving provides ample space for books and storage, while a large window lets in natural light with garden views, creating a bright and inspiring place to work or relax opening to the sitting room. A cosy and character-rich room, a striking inglenook fireplace with exposed brick and stonework surrounds a traditional log burner, offering the perfect focal point. Exposed beams, two front-facing windows add to the welcoming, homely atmosphere of this lovely reception space. French doors sit centrally opening to the front grounds. Stairs lead to the first floor.

Upstairs, a gently rising staircase leads to a galleried landing with painted spindles and oak banisters. A lovely L shaped landing with access to four delightful bedrooms all have a wealth of light and complimented by a four-piece bathroom. Window to the front on the landing with access to Bedroom one is a spacious and serene retreat, with a large window offering pleasant views and space for wardrobes and free standing furniture. Bedroom two, a double bedroom also at the front of the house, features built-in wardrobes and enjoys similar leafy views. Bedroom three a double and bedroom four a single room are located at the rear, both generous in size, and offer lovely views across the garden, perfect for children, guests, or as additional home working spaces.

The family bathroom is both spacious and stylish, fitted with a luxurious four-piece suite. A bath to the corner, walk-in rainfall shower with glass enclosure, modern vanity sink unit, and a close-coupled WC complete the space, all beautifully finished with tiled splash backs, a chrome towel radiator, and elegant lighting. Modern glass bricks shine light in from the landing with window to the side. This is a delight, I love everything about it.





Outside

Grounds

Walls to each side with pillars, chipping driveway leads to five bar gates. To the front a terrace opening to well stocked borders with French doors providing access to the sitting room. The driveway continues with a lovely flat lawn to one side, opening to parking and turning area along with access to the garage and workshop.

A secluded sun terrace outside the garden room with a range of shrubs and mature hedging and a lovely Mediterranean-palm. This connects beautifully with the garden room and kitchen providing perfect ease for Alfresco dining through the summer. A further paved terrace to the corner provides further seating area.

The detached double garage/workshop, doors to the front with glazing to the rear and door to the side, Velux windows and solar panels to the roofline. The space provides ideal garage/workshop or in fact with some updating could provide space for studio/home office with an adjacent storage room perfect for tools, bikes, or garden gear.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band E and EPC rating E



Location

Epney is a picturesque hamlet set along the banks of the River Severn, southwest of Gloucester, and forms part of the parish of Longney and Epney. Nestled between Longney and Upper Framilode, this charming hamlet dates back to the late 13th century and is home to the popular local pub, The Anchor Inn. The area is well-served by a range of excellent schools, both state and independent, including a sought-after primary school nearby, with additional options in surrounding villages, Gloucester, and Stonehouse. Epney offers superb countryside walks in every direction, making it ideal for outdoor enthusiasts. Despite its rural charm, the village is just 8 miles from Gloucester, providing easy access for city commuters, while the M5 motorway (Junction 12) is within easy reach for north and southbound travel. Stonehouse is 9 miles away and offers a direct rail service to London Paddington in approximately 1 hour 30 minutes, while Gloucester Station is just 6 miles from the village—making this a highly convenient location for commuters.



Directions

On leaving junction 12 of the M5 motorway, follow towards Gloucester to a large island, take the second exit left onto the A38 Bristol road south towards Dursley. Follow the road for one mile and turn right onto Castle Lane towards Longney and Epney. Follow this lane very picturesque over the canal and continue to follow into the village of Epney. At the T junction turn right and the property is located on your right hand side with approach via a five bar gate leading to a private driveway.



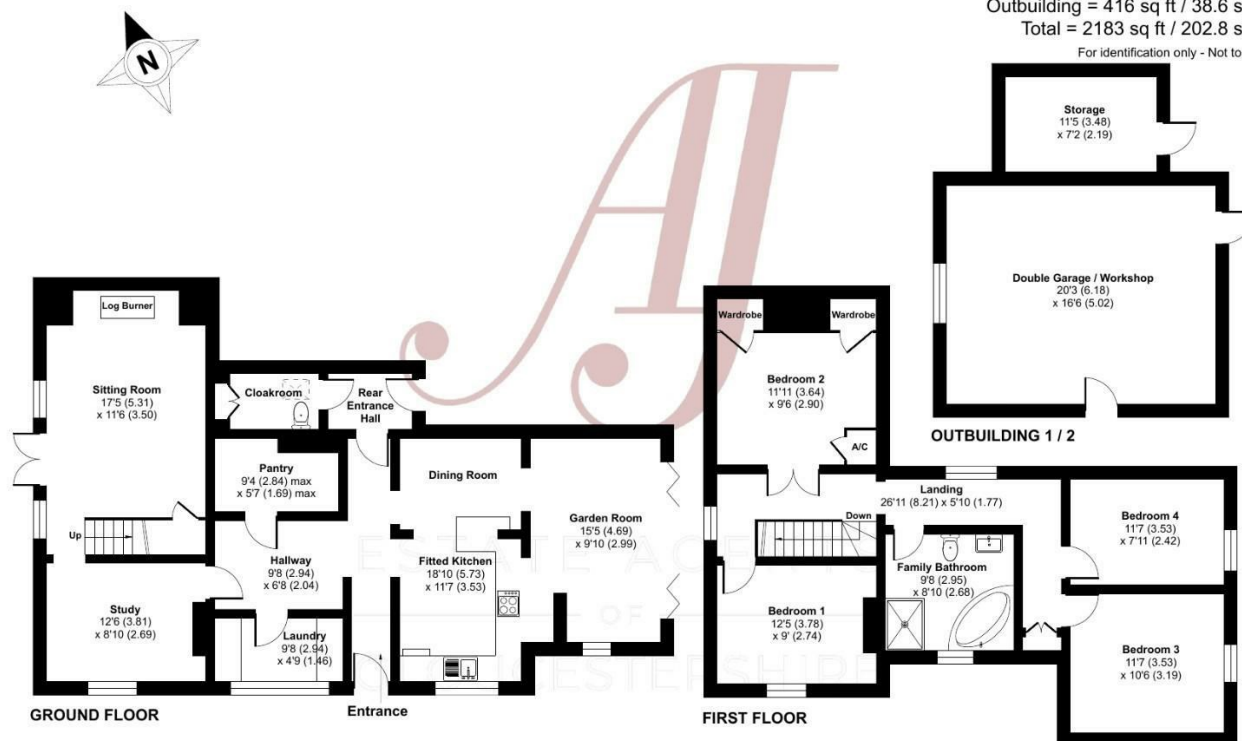
Daisy Cottages, Epney, Saul, Gloucester, GL2

Approximate Area = 1767 sq ft / 164.2 sq m

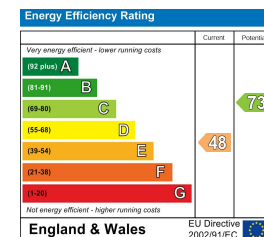
Outbuilding = 416 sq ft / 38.6 sq m

Total = 2183 sq ft / 202.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1250665



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