



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



ELDERBERRY COTTAGE, STANDISH LANE, MORETON VALENCE, GL2 7LZ

The Property

Located in the rural village of Moreton Valance, short distance from Whitminster & Hardwick. A Detached barn conversion, completely re-built back in early 2000's instantly exudes character and warmth.

A dwarf wall to the front with garden gate inset lead to the front entrance, framed by mature shrubs and a well-maintained garden, complimented by gates to the side leading to a private driveway, detached double garage and grounds.

Upon entering the front entrance with storm porch over where you are welcomed into the heart of the home. Open-plan kitchen/dining and sitting room. This characterful space with vaulted ceiling and exposed timbers gives a real cottage feel.

A fitted kitchen with a range of base and wall mounted cabinets in pine with tiled worktops. Built-in oven, hob and extractor with space for free standing appliances. Tiled flooring defines the kitchen area, windows to the front and side, open plan to the sitting room. Door leading to guest bedroom suite.

The sitting room boasts a brick fireplace and exposed chimney breast with raised hearth and a wood-burning stove taking centre stage, perfect for cosy evenings. Wooden French doors provide a wealth of natural light and provide access the sun terrace and grounds. Perfect connection for indoor/outdoor living. Doors to the front and to the master suite.

Master bedroom suite where you are greeted with a vaulted ceiling, bespoke wooden French doors open onto the garden. How lovely to open the doors to the garden and enjoy views to open fields. A double room with a real cottage feel. Complimented by a fitted wardrobe, high level storage space, door leading to en-suite bathroom. The en-suite provides a bath with shower over and window to the front.

Guest suite off the kitchen has a fitted wardrobe on approach with door leading to the en-suite bathroom. A double bedroom with lovely garden views. Spacious en-suite to include a bath with overhead electric shower, pedestal basin, and WC, half tiled in white.

This unique cottage harmoniously combines traditional features with open plan living, all set within a peaceful and beautifully landscaped plot. It's a rare opportunity to own a property that truly feels like home from the moment you arrive. Connects beautifully with outside.

We do feel any prospective buyer may wish to undertake some internal modernising.





Outside

Outside

Externally, the gardens are an idyllic retreat. Wrapping around the rear of the home, the outdoor space offers both manicured lawns and mature planting, including a variety of flowering shrubs and established trees. Whilst having a backdrop of open fields. Having surrounding properties within the lane all having privacy so no feeling of being isolated.

A delightful timber summerhouse provides a sheltered spot to enjoy the garden all year-round, complete with nostalgic signage and decorative stained glass.

The terrace is perfect for outdoor dining or relaxing in the sun, while the lawn provides plenty of space for recreation or gardening. Such ease of access from the property to the garden.

Tucked discreetly to one side is a large detached garage with dual doors, electricity, and space for storage or workshop use, making it ideal for hobbyists or car enthusiasts.

Driveway is gated with a good amount of parking up to a detached double garage with two sets of wooden doors to the front and internally great storage along with electric.



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 A and EPC rating D





Location

Moreton Valence is a charming rural village in Gloucestershire, set back from the A38 that offers a peaceful countryside setting while still being conveniently close to key amenities in Whitminster. Nearby, you'll find everyday essentials such as local farm shops, cafés, and village pubs in the nearby villages surrounding while larger supermarkets and shopping centres are easily accessible in nearby Hardwick/Quedgeley and Gloucester Quays. The area is well-connected by road, with easy access to the M5, making commuting straightforward. Families benefit from a choice of good local schools, and there are plenty of outdoor spaces, walking trails, and parks to enjoy, making Moreton Valence a wonderful blend of rural tranquility and practical convenience.



Directions

From Junction 13 of the M5, take the exit onto the A419 towards Stroud, continue straight for approximately half a mile, and at the roundabout, take the third exit onto the A38 towards Gloucester. Follow the A38 for about three miles, then turn left onto Standish Lane. Continue along Standish Lane and you will find Elderberry Cottage located on the left as denoted by our for sale board.



Approximate Gross Internal Area 870 sq ft - 81 sq m

Ground Floor Area 571 sq ft - 53 sq m

Outbuilding Area 32 sq ft - 3 sq m

Garage Area 267 sq ft - 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



AJ

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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