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SPRING COTTAGE , STYLES LANE, HARESCOMBE, GLOUCESTERSHIRE, GL4

The Property

A Beautifully Restored Grade II Listed Cottage, set in beautiful grounds with Far-Reaching Views, tucked away in a quiet no through lane on an elevated plot with sweeping views across open countryside, this exceptional detached cottage is a truly a rare find. Thought to date back to the late 1400s, a stunning example of cruck frame architecture, showcasing historic 'A frames' that stretch from ground to rooftop. Carefully restored over the years, the property blends centuries-old character with tasteful, contemporary enhancements. Complimented by beautiful grounds surrounding the property. Grounds offer a southerly aspect.

The cottage enjoys panoramic vistas to Haresfield Beacon and reaching as far as the Forest of Dean and the Malvern Hills. A sweeping driveway leads to a detached garage with ample parking to the front, framed by formal lawns and a dry stone wall boundary to the front, hinting at the delightfully curated gardens that await. while the approach sets the tone for the timeless charm found within.

Step inside and you're immediately immersed in history. Original beams, flagstone floors, inglenook fireplace, and wooden mullioned windows create an atmospheric and inviting setting. The formal day room offers a warm welcome, centered around a striking stone fireplace with log burner, all beneath characterful exposed beams. Stairs lead to the first floor.

Open timbers lead through to the heart of the home, a beautifully fitted kitchen/breakfast room. Featuring oak worktops, engineered oak flooring, built-in appliances, and deep window sills framing picturesque views to the front and side. A stable door opens to a terrace and a small overhang, ideal for the first coffee of the day. The adjacent garden room, with French doors to the terrace, is a serene space for relaxation or entertaining, framed by the mature garden beyond along with views to open fields and Haresfield Beacon.

The sitting room continues the theme of character and comfort and offers a spacious reception, with exposed stone walls, wooden flooring, bespoke shutters, and a raised hearth with space for a log burner. Underfloor heating runs throughout the ground floor, with each room individually zoned and thermostatically controlled.

Upstairs, the character continues with wide floorboards and further exposed timbers. The spacious landing has been cleverly utilised as a home office area, offering an inspiring outlook. There is access to a walk-in linen cupboard and loft space. Doors lead off to all bedrooms and bathroom.

The master bedroom enjoys stunning views from a striking oak mullioned window to the rear. A stunning leading bay window to the side overlooks a flower garden along with a range of fitted wardrobes, a vanity unit, and a charming recess perfect for a reading nook. A well-appointed en-suite shower room completes the space. Two further double bedrooms enjoy lovely views across open fields and share a beautifully updated family bathroom, finished with natural stone wall tiles and slate flooring. Offering a perfect relaxing space.

This remarkable cottage exudes timeless appeal, with a perfect blend of heritage and modern comfort. A home to fall in love with, and a piece of history to cherish.

AGENTS NOTE

Stamp duty at £750,000 first time buyers and moving home £27,500 Additional Property £65,000

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Outside

To the rear, the south-facing gardens are a true sanctuary, meticulously planted and alive with colour. Stone steps lead up from the paved sun terrace, where the original well, sits as a charming focal point. Beyond, A lawn gives way to a spectacular vista of open fields and mature trees. To the side a raised garden provides a wealth of colour along with vegetable area and greenhouse. All adding to the cottage's rural charm and providing a haven for pollinators and peaceful reflection.

Designed for both entertaining and unwinding, the grounds are perfect for social gatherings or soaking up the serenity of nature. Whether you're enjoying summer evenings al fresco or winter nights by the log fire inside, this home offers the rare combination of privacy without isolation.

Look out of the windows across neighbouring villages and fields twinkling in the distance – this is a true chocolate-box cottage, full of warmth and wonder, inside and out. A home that enchants in every season.

Detached garage with double doors opening to the front along with side access door. Having electric points and lighting and some fitted shelving. To the rear an open timbered log store also housing the oil tank.



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 F and EPC rating E





Location

Harescombe hamlet has a selection of individual properties nestled in a open rural location, conveniently placed at the foot of the Cotswold escarpment beneath Haresfield Beacon, 215 metres high. In close proximity to Haresfield and Brookthorpe and a short drive to Gloucester, Painswick and Stroud.

Haresfield boasts an excellent primary school and popular public house, The Beacon. The surrounding countryside is a haven for walkers and nature lovers. Whilst Stonehouse provides numerous local facilities, more extensive cultural, educational, shopping and leisure facilities can be found in the nearby towns of Stroud and Gloucester, with Bristol just 30 miles away.

Transport links are excellent with the M5 junction 12 just 3 miles away and the Intercity main line to Paddington can be accessed at Stonehouse & Stroud.



Directions

From Stroud leave the town heading towards Gloucester and follow the road over Edge and continue into Brookthorpe. Turn left at the roundabout and follow this road towards Harescombe and Haresfield, after a short distance you will see the turning on the left hand side for Styles lane. Follow the lane until you see the property elevated on the right hand side. [///eager.woke.stage](http://eager.woke.stage)



**Approximate Gross Internal Area 1830 sq ft - 170 sq m
(Excluding Garage)**

Ground Floor Area 981 sq ft - 91 sq m

First Floor Area 849 sq ft - 79 sq m

Garage Area 343 sq ft - 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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		42	77
		EU Directive 2002/91/EC	

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