

Ivy Bank, The Quarry, Brockhampton, Cheltenham, Gloucestershire

An idyllic detached Grade II listed Cotswold stone cottage in a beautiful valley setting on the edge of the village.

Description

Nestling on the first of several south west facing garden terraces, this gorgeous detached two bedroom property occupies a very private south west facing plot of just over a quarter of an acre.

Beautifully presented and recently modernised, the cottage is arranged over two floors and extends to approximately 1,087 square feet. Dating from the 17th Century and Grade II listed, the original part of the cottage retains period features that include stone mullion windows, flagstone floors and a lovely inglenook fireplace (fitted with a wood burner).

The accommodation briefly comprises a garden room, an open plan kitchen/breakfast room, a cosy sitting room, two double bedrooms, an open landing and a recently fitted family bathroom.

Accessed to the side of the house, under the kitchen, there is a useful utility room complete with a gardener's WC. Complimenting the house and garden and offering a possible conversation opportunity (subject to the necessary consents), there is another pretty and very versatile stone building that was originally a small forge.

Currently used as storage, this would make a wonderful home office or potentially ancillary accommodation. Extremely private, the gardens are a particular feature of the property. Arranged over three main terraces that step from the lane down to the bottom of this small valley, the gardens are landscaped, well planned and beautifully planted.

Distances

Winchcombe 5 miles, Cheltenham 7 miles, M5 (J11A) 12 miles, Cirencester 15 miles, Moreton-in-Marsh 16 miles, Swindon 32 miles, Oxford 36 miles, London 89 miles (Distances approximate).



2



1



1







Location

Located between Cheltenham and Bourton on the Water, the peaceful and unspoiled village of Brockhampton is tucked away in the folds of the Cotswold Hills Area of Outstanding Natural Beauty. Set in a Conservation Area overlooking the Coln Valley, the village comprises of a mixture of Cotswold houses and cottages, mostly built in the mellow local Cotswold stone interspersed by small fields linked by stone walls and narrow lanes.

Outside

Driveway parking for the cottage is clearly defined just off the lane. Steps lead from the parking via a pedestrian gate down to the cottage and the first part of garden where the views become more obvious.

Property Information

Services: Mains electricity and water. Private drainage. Oil fired central heating.

Electric car charging point.

Local Authority Cotswold district council

Council Tax Band D

EPC E

Listed Grade II

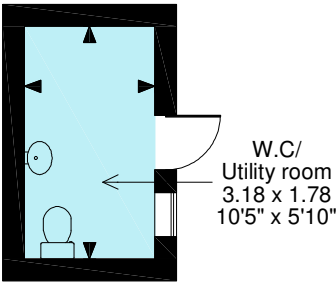


Approximate Gross Internal Floor Area

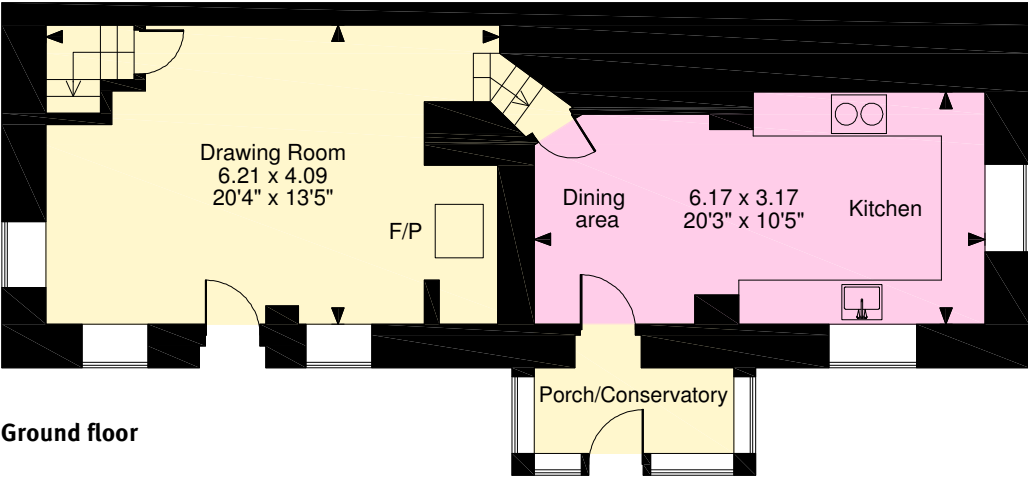
Main House: 101 sq.m / 1,087 sq.ft

Forge: 6 sq.m / 67 sq.ft

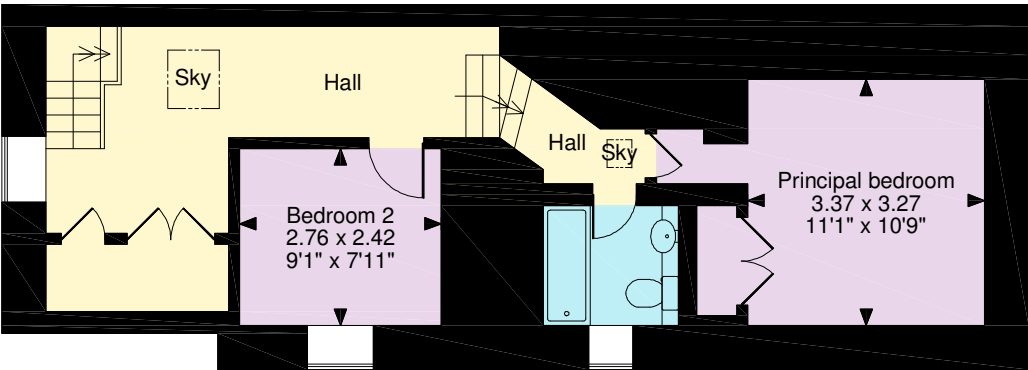
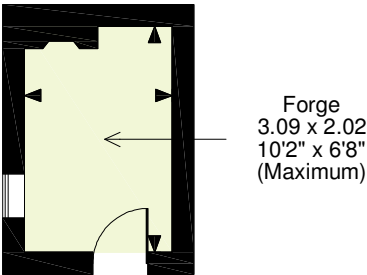
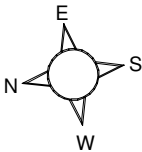
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Basement under kitchen



Ground floor



First floor

Knight Frank Cheltenham
123 Promenade, Cheltenham
Gloucestershire
GL50 1NW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Tom Banwell
01242 246 951
tom.banwell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2025. Photographs and videos dated January 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.