

# Cockbury Cottage, Winchcombe, Cheltenham, Gloucestershire

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Occupying a private position within a small rural hamlet, a beautifully presented detached Cotswold stone cottage with pretty gardens, a garage and parking.

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## Description

Set in a pretty hamlet high in the Cotswold Area of Outstanding Natural Beauty, Cockbury Cottage is a charming three bedroom period home that extends to around 1,761 square feet over two floors.

The original cottage has been extended to create a large open plan living/dining space on the ground floor with magnificent views across the valley as well as access into the pretty south facing garden.

The property is presented in excellent order throughout with contemporary styling complimenting period features such as wooden beams and an open fire in the sitting room. The kitchen also has a dual aspect so is naturally light and comprises a range of modern free standing units and appliances, including a state of the art luxury Smeg Opera dual fuel oven. The kitchen also gives access to the garage.

On the first floor, there are three bedrooms accompanied by a recently upgraded family bathroom that includes a separate freestanding roll top claw foot bath as well as a shower.

## Distances

Winchcombe 1.5 miles, Prestbury 4 miles, A40 (to Oxford) 7 miles, Cheltenham 7 miles, Broadway 10 miles, Stow-on-the-Wold 13 miles, Stratford-upon-Avon 25 miles, Central Oxford 40 miles, London 100 miles (distances approximate).















## Location

Located on the upper slopes of Cleeve Hill between the pretty market town of Winchcombe and the Regency spa town of Cheltenham, Cockbury Cottage enjoys super views over the surrounding countryside and benefits from quick access to Cleeve Common and the Cotswold Way.

About a mile and a half distant, tucked away in the folds of the Cotswold Hills, the thriving Anglo-Saxon market town of Winchcombe is well known for its warm toned Cotswold stone cottages, tea shops, good local amenities and traditional medieval architecture.

## Outside

A well-stocked mature cottage garden encompasses the property with the patio and main garden facing south, being enclosed on all sides by high hedges that make it very private. The garden is landscaped, featuring Cotswold stone walls, terraces and a number of secluded seating areas from where to admire the pretty borders and a number of specimen trees and shrubs.

There is gated parking to the side of the cottage in addition to a space in front of the garage (3-4 spaces in total). If required, there is an opportunity to further increase the accommodation by converting the garage subject to the necessary consents.

## Property Information

**Local Authority** Tewkesbury Borough Council

**Council Tax Band** G

**EPC** D

**Services** Mains water, electricity and gas. Shared septic tank. Gigaclear super-fast fibre broadband.

**Key features** - Double glazed windows - Fitted sisal carpets - Large garage with electric up and over door - Alarm system - Stunning views - Cotswold stone cottage - A management company covers the shared cost (Circa £700 a year) of maintaining the driveway (trees, lawns and insurances etc.) and septic tank.

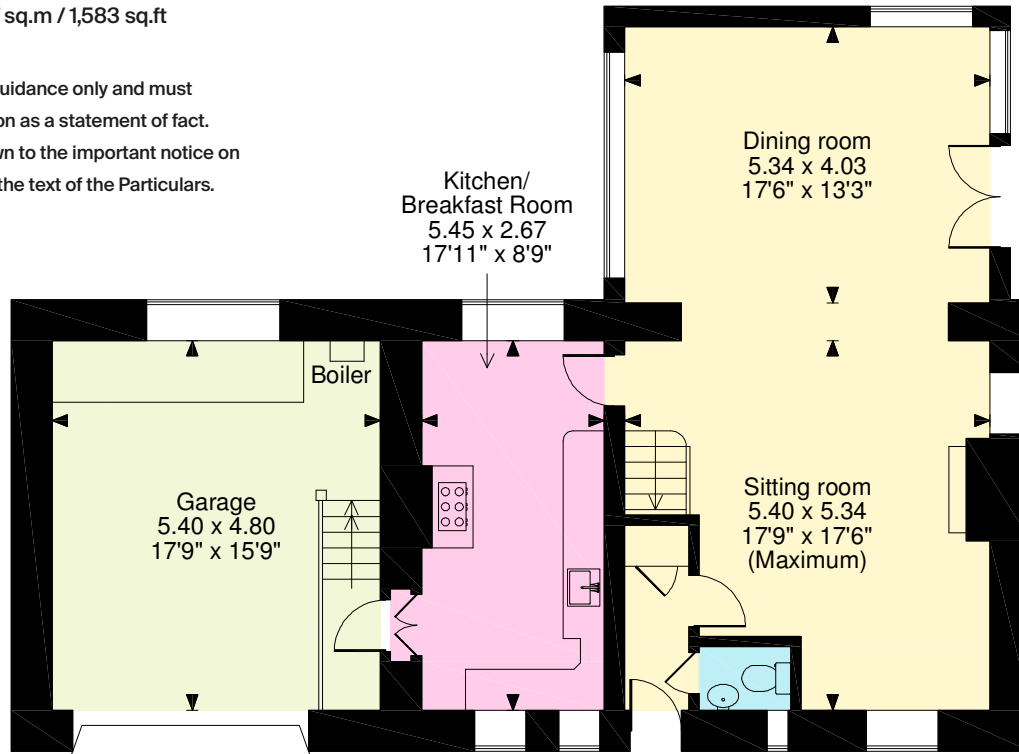
### Approximate Gross Internal Floor Area

Main House: 121 sq.m / 1,304 sq.ft

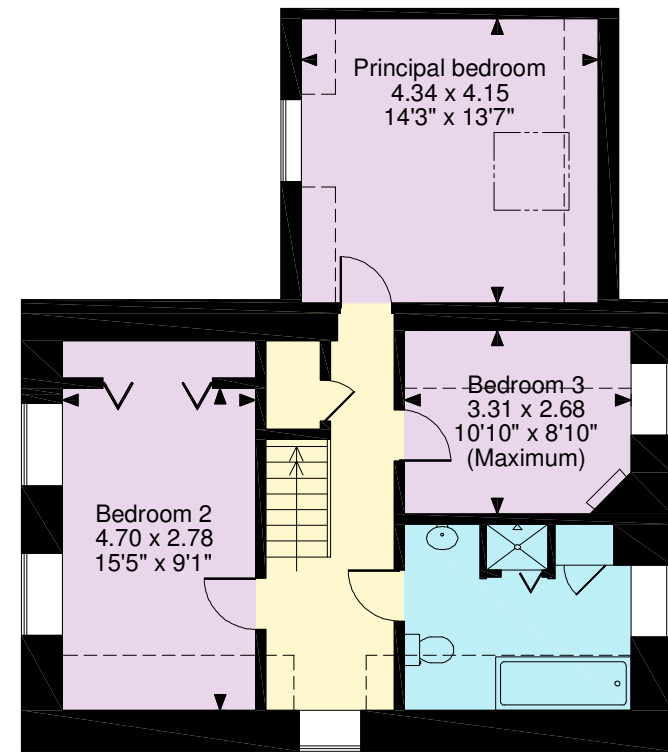
Garage: 26 sq.m / 279 sq.ft

Total Area: 147 sq.m / 1,583 sq.ft

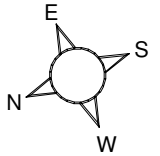
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



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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.

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

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