



Wells Head Lane, Temple Guiting





Tucked away along a quiet, privately owned, country lane in the picturesque Cotswold village of Temple Guiting, this five bedroom cottage offers an ideal blend of rural charm and everyday convenience, with local amenities and schools close by.

Step through the front door into a generous entrance hallway. To your right, you'll find the shaker style kitchen, complete with integrated appliances, a breakfast bar, and an AGA. The kitchen opens seamlessly into a bright and airy dining area, where double height ceilings and wraparound windows flood the space with natural light. Double patio doors lead directly out to the rear garden. From the dining area, double doors guide you into the spacious living room. Here, a log burner set within a stone fireplace creates a cosy focal point, and another couple of patio doors offers additional access to the garden. This room can also be reached through the main hallway. Just off the kitchen, a study leads through to a welcoming family room. Floor to ceiling windows line one wall, and yet another set of double patio doors connects this space to the garden, making it perfect for relaxed, sun-filled living. Completing the ground floor, and accessed from the hallway, is a downstairs WC and a well-appointed utility room, offering generous storage, worktop space, and room for larger appliances.



Head up to the first floor, where four well proportioned double bedrooms await. The principal bedroom features built-in wardrobes and its own en-suite bathroom, complete with both a bath and a separate shower. A contemporary family bathroom, also offering a bath and separate shower, serves the remaining bedrooms on this level. Continue to the second floor to find the fifth double bedroom, tucked neatly into the eaves. This room also provides convenient access to further storage within the loft space.









To the rear of the home, you'll find a mature, beautifully landscaped garden, complete with established shrub borders and tall hedging that creates a sense of privacy. A patio area offers the perfect spot for outdoor dining and relaxation. There is also an outdoor tap and outdoor electric points.

The cottage also benefits from a double garage, which includes an upper-level storage area accessed by stairs, along with ample parking space for several vehicles. It also has LPG central heating.

EPC: E

Council Tax Band: E

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Temple Guiting acquired the prefix 'Temple' when the Knights Templar owned it, in the 12th Century. The Knights wished to distinguish the village from the second Guiting village that was close by. The nearest primary school is the Temple Guiting Church of England school and the nearest secondary schools are Winchcombe school and the Cotswold School in Bourton on the Water.

What3Words: ///drawn.ample.bought



Main House Approx. Gross Internal Area:- 287.94 sq.m. 3099 sq.ft.  
 Garage Approx. Gross Area:- 63.26 sq.m. 681 sq.ft.  
 Total Approx. Gross Area:- 351.20 sq.m. 3780 sq.ft.



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 The position & size of doors, windows, appliances and other features are approximate only.  
 [---] Denotes restricted head height  
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