



**Beechcroft Cottage Eastcombe, Gloucestershire, GL6 7EE**  
**Asking Price £560,000**

**Cain & Fuller**

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For those seeking a rural secluded life style in glorious Gloucestershire countryside Beechcroft offers a tucked away location at the top of a no through lane with views across Toadsmoor Valley yet within walking distance to village amenities.

The cottage has been extended and refurbished in recent years and now presents open, light and appealing living space with a selection of period features mixed with modern convenience.

Externally there are secluded attractive gardens enjoying superb view across the Toadsmore Valley. We urge early viewing of this cottage if the country life is what you desire.

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## Description

Beechcroft is a delightful and charming period cottage the ground floor benefits from a dual aspect light and airy main reception space with mullioned windows and double doors opening onto the extensive and social patio area with views across the vToadsmore valley. The lounging space is focused around a Woodburner set into a period Cotswold Stone fireplace with impressive stone lintel and coining to sides. Glassed door from one corner of the room leads to a rear hall area with down stairs cloak room, and cottage door giving access to rear and side of the property. The present vendor has created a light Contemporary kitchen/diner with excellent range of storage with extensive natural wood preparation surfaces and selection of integral appliances, this space opens onto a dining area with windows and double doors opening onto the gardens. To the first floor there are three well proportioned bedrooms, most benefiting from far reaching views into the valley. The principal bedroom has two mullioned windows with the far reaching view and a selection of exposed timbers. A white family bathroom is finished to a high standard and boasts a range of storage with window to rear.

The cottage is warmed throughout by a gas fired central heating system and has benefited from full cosmetic refurbishment in recent years to present a superb interior with a selection of character features throughout.

## Outside

The cottage benefits from a varied and attractive cottage garden with a selection of entertaining and lounging areas, these include an extensive patio with views into the valley. The lower section of the garden is laid to lawn with a selection of stocked flower borders and specimen trees with pathway leading to the latched entrance gate. Contained within the garden there is a timber storage shed and a tucked away utilities area. Once you leave the garden there is access to the lane where the current vendor parks and glorious walks in open countryside are all around you.

## Viewing

Through the vendors sole agent 7 days a week.

## Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

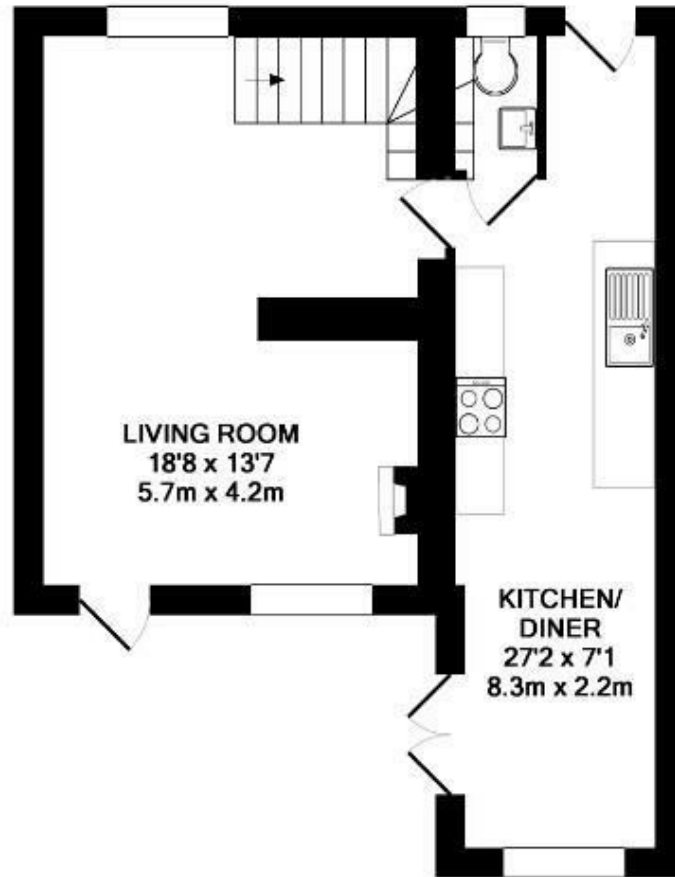
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

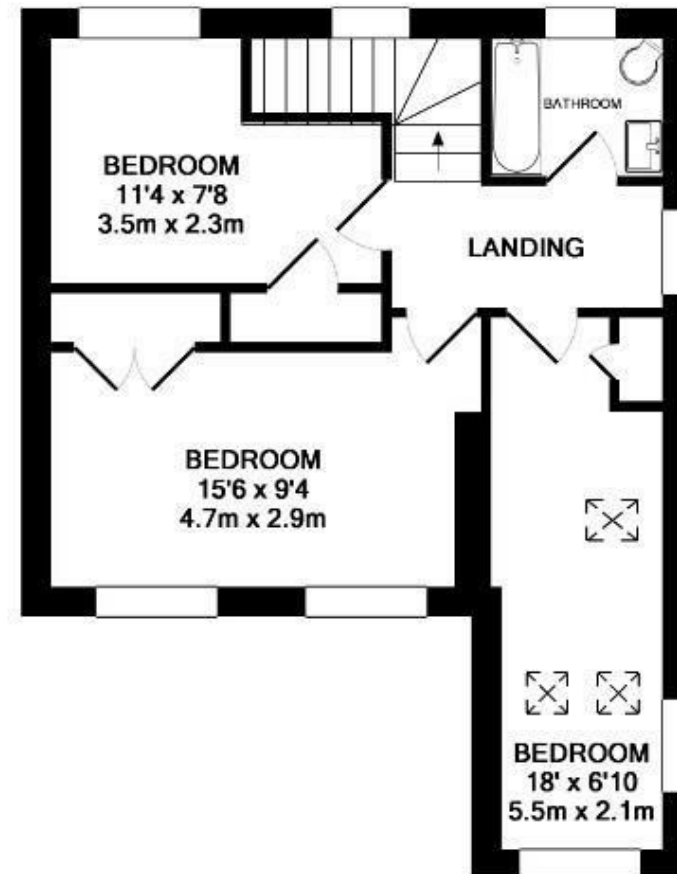
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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