



Brooke Cottage, Southrop, Gloucestershire, GL7 3PG
Chain Free £645,000

Cain & Fuller

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A superb opportunity to purchase a Grade Two Listed Cotswold Stone Cottage located in Southrop one of the most highly sought after villages in the Cirencester area. Southrop is a picturesque village situated on the River Leach which is a tributary of the Thames. It has all the ingredients of a quintessential English village including an 11th century Church adjacent to the Manor House and a fantastic pub on the green 'The Swan' also located within the heart of the village is the world renowned 'Thyme' a unique restaurant, cookery school and cotswold retreat. The cottage has been extended and refurbished in recent years to now provide a flexible and characterful living space with a combination of historical features and modern convenience in a beautiful position in this attractive village. To view this stunning property call the vendors sole agent Cain and Fuller in Cirencester.

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Southrop

Southrop is a picturesque village and civil parish in The Cotswolds, Gloucestershire. It is situated on the River Leach which is a tributary of the Thames. It has all the ingredients of a quintessential English village including an 11th century Church adjacent to the Manor House and a pub on the green. More modern additions include a village hall and the sports facilities on Jubilee Close, there is a well supported village primary school and a range of further shops and amenities are available in the neighbouring towns of Fairford and Lechlade. The nearest large town is Cirencester the capital of the Cotswolds a picturesque and attractive vibrant market town.

Nearby amenities

Fairford is a nearby Market town which has an active local community and benefits from a range of shops in the centre of the town where there is ample free parking. There is also a regular market every Wednesday. St Mary's Church is beautiful dating back to 1497 and boasts that its stained glass windows are 'the only complete set of late medieval glass in a parish church in the country'. There is good state schooling available for children of all ages, from reception to completing A levels. There are also independent schools in surrounding areas. Leisure facilities are wide ranging and include a sports centre, children's playground, library, youth and community centre, a cottage hospital and many local clubs and

Description

Period entrance door leads to a simply stunning main lounge with fully beamed ceiling with full range of exposed timbers, large Inglenook fireplace with fitted wood burner on stone hearth. A large and imposing room with cottage window and seat to front aspect. To the centre of the ground floor there is a well proportioned dining room with large window and semi glazed door opening to the superb cottage garden, ample space for a large table and attributing furniture. To the rear aspect of the cottage there is a modern farmhouse style kitchen/breakfast room with excellent range of storage and integral appliances with picture window

and door leading to the rear garden. This room offers space for a large dresser and breakfast table, there is a base level Oil fired boiler which services the central heating and hot water needs of the cottage. To the first floor there is a selection of the three family bedrooms, the master offering a full width attractive space with two cottage window to the front aspect. The guest room to the rear has a useful en-suite shower room a pleasing feature. The third bedroom has cottage window to the side ideal as a home study for those hybrid working. A modern contemporary family shower room services all of the bedrooms at this level and is finished to a high standard. Throughout the cottage there is a range of storage and many windows has pleasant aspects over the surrounding village.

Outside

To the front of the cottage there is a low maintenance garden bordered by an attractive Cotswold stone wall with gated pedestrian access, there is also a pathway to side giving access through a secure gate to the rear garden. The rear garden is an outstanding feature of the cottage providing a superb and attractive environment mainly laid to lawn with bordering hedgerow and specimen trees creating a secluded aspect. To the rear of the coasted there is an extensive outside dining area ideal for entertaining in the summer months and giving direct access to the lawned area. The rear of the garden there is a series of base level storage sheds ideal for all year around storage. The garden creates a safe and secure aspect for small animals or young children.

Viewing

Through Cain and Fuller in Cirencester

Broadband and mobile

We recommend purchasers go to Ofcom for details on broadband and mobile reception

Council tax

Band E

Local Council

Cotswold district, Trinity Road, Cirencester

Contact 01285 623000

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.

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Total = 100 sq m / 1076 sq ft

