



**Vicarage Cottage, Vicarage Lane, Brockworth, Gloucester, GL3 4EY**

**Offers in Excess of £250,000**

 | 2

 | 1

 | 1

  
**Farr & Farr** Sales Lettings 



**Vicarage Cottage, Vicarage Lane,  
Brockworth, Gloucester, GL3 4EY**

**Offers in Excess of  
£250,000**

**A LOVELY PERIOD DETACHED COTTAGE  
DATING BACK FROM 200 YEARS,  
COMPLETELY UNSPOLIT BUT IN NEED OF  
TOTAL MODERNISATION**

Vicarage Cottage is situated on Vicarage Lane in this established part of Brockworth close to excellent schools, good shopping and transport facilities. Gloucester is 4 miles to the West, Cheltenham 5 miles to the East and the M5 motorway is only a very short drive. The cottage has been in the same ownership for many years and is in need of complete internal modernisation but due to the garden size, has the potential for significant extension to create a lovely family home. In its present form it has 2/3 bedrooms on the first floor, one being a large landing and to the ground floor, a good size sitting room with Inglenook fireplace and adjoining dining area, a kitchen and bathroom. It is heated by gas, has secondary double glazing and to the exterior, parking to the front with space for a garage or carport to the side and level private rear gardens of a very good size.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

#### **ENTRANCE HALL**

Wide timber front door. Quarry tiled floor. Understairs cupboard.

#### **INNER HALL**

Double radiator. Rear garden and arch to:-

#### **SITTING ROOM** 14' 0" x 11' 8" (4.26m x 3.55m)

Large inglenook fireplace with concealed beam. Deep store cupboard to one side. Double radiator. Two wall light points.

#### **KITCHEN AREA** 12' 6" x 8' 2" (3.81m x 2.49m)

Inset single drainer stainless steel sink set into worktop with cupboards and drawers below. Wall and base units. Gas point. Part tiled walls. Cooker control panel. Vinyl floor. Door to landing. Door to:-

#### **UTILITY AREA**

Worktop and plumbing for washing machine. Power.

#### **BATHROOM**

Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Double radiator.

#### **FIRST FLOOR**

#### **LANDING/BEDROOM 3** 14' 3" x 9' 8" (4.34m x 2.94m)

Ceiling beams. Double radiator. Door to:-

#### **BEDROOM 1** 10' 0" x 14' 6" (3.05m x 4.42m)

Double radiator. Chimney breast recess. Deep wardrobe cupboard. Ceiling beams.

#### **BEDROOM 2** 14' 5" x 9' 3" (4.39m x 2.82m)

Double radiator. Ceiling beams. Baxi gas fired central heating boiler.

#### **EXTERIOR**

Front gardens with driveway to double gates and access to space for garage/carport. Path to front door and rear gardens. Large hedge to the front giving privacy from the road.

Rear gardens of a very good size and level. Laid predominantly to lawns and maturely landscaped with shrubs and bushes. Small area of split level terrace. All enclosed by fencing or walling giving a good deal of privacy.

#### **AGENTS NOTE**

COUNCIL TAX: C

EPC: E-52

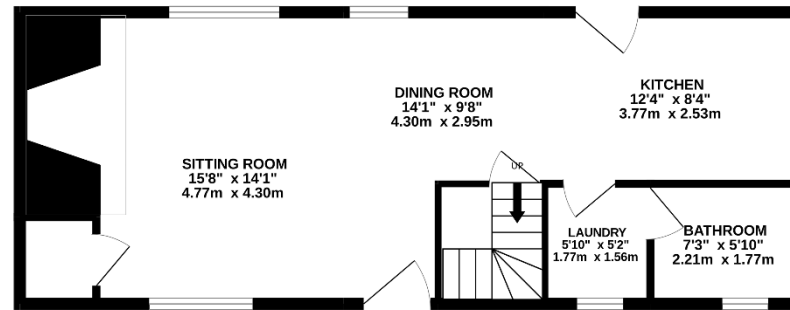
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



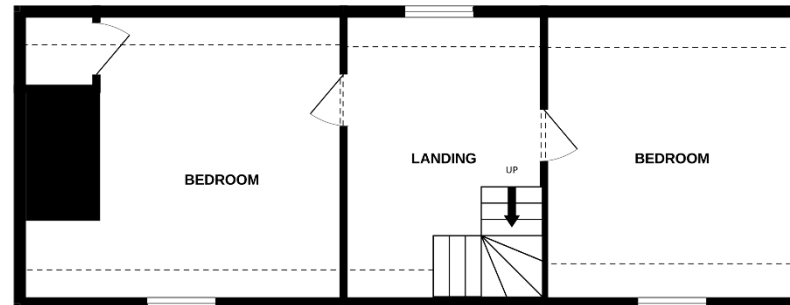




GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

**City Centre**  
2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@farrandfarr.co.uk

**Hucclecote**  
50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@farrandfarr.co.uk

**Longlevens**  
125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@farrandfarr.co.uk

**Lettings**  
40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@farrandfarr.co.uk