



Scarifour Cottage Wickridge Street  
Ashleworth GL19 4JW



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# Scarifour Cottage Wickridge Street Ashleworth GL19 4JW

Price Guide £735,000

Occupying an UNSPOILT RURAL LOCATION is this STUNNING 17TH CENTURY THREE DOUBLE BEDROOM DETACHED GRADE II LISTED NEWLY THATCHED COTTAGE on the edge of the ENVIOUS AND SOUGHT AFTER VILLAGE OF ASHLEWORTH having AMPLE PARKING, SUBSTANTIAL RANGE OF OUTBUILDINGS, a LOVELY MEDITERRANEAN STYLE OUTDOOR HEATED SWIMMING POOL and ENCLOSED PADDOCK with the WHOLE PLOT AMOUNTING TO APPROXIMATELY 0.8 OF AN ACRE (Potential for More Land via Separate Negotiation) and OFFERED with NO ONWARD CHAIN.

The property offers IMMENSE CHARACTER to include ORIGINAL DOORS, WOODEN FLOORS, FLAGSTONE FLOORS, EXPOSED BEAMS AND THUMB LATCH DOORS.

Ashleworth offers local amenities to include a primary school, Post Office / shop and a church.

There is a bus service to Gloucester City Centre (approximately 5 miles distant) and a train station in central Gloucester (approx 6 1/2 miles). For the commuter, access can be gained to the motorway network via junction 11a of the M5 (approximately 10 miles), linking up the Midlands, and the North, Wales, London and the South.





## ENTRANCE HALL

Via part glazed original door, timber flooring, exposed beams, under stairs storage cupboard, radiator, stairs to the first floor.

## GROUND FLOOR SHOWER ROOM

Fitted shower cubicle and tray, close coupled w.c., wash hand basin, heated towel rail, radiator, tiled flooring, attractive front aspect stained glass windows.

## LIVING ROOM

16'03 x 11'02 (4.95m x 3.40m)

Attractive fireplace, raised hearth, solid timber over, wealth of exposed beams, good sized cupboard housing the oil fired central heating and domestic hot water boiler, radiator, front aspect leaded light window with a private outlook, fully glazed leaded light doors through to the private rear garden with a lovely outlook. Opening through to:

## DINING AREA

11'02 x 7'09 (3.40m x 2.36m)

Flagstone flooring, exposed timbers, two rear aspect leaded light windows with a lovely outlook over the gardens and ground. Opening through to:

## SNUG

13'01 x 9'07 (3.99m x 2.92m)

Tiled flooring, two radiators, exposed timbers, two rear aspect leaded light windows with a lovely outlook over the gardens and ground. Thumb latch door to:

## SIDE HALLWAY

Tiled flooring, double radiator, stable doors to the front and rear. Door to:

## CLOAKROOM

White suite comprising close coupled w.c., wash hand basin, cupboard, exposed timbers.

## FAMILY KITCHEN/BREAKFAST ROOM

16'03 x 11'08 (4.95m x 3.56m)

Fully fitted kitchen to comprise single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, central breakfast island with drawers and cupboards, integrated Neff electric double oven plus double oven with microwave and warming drawer, dishwasher, plumbing for washing machine, exposed timber flooring, radiator, American fridge/freezer, exposed timbers, front and rear aspect leaded light windows with a lovely outlook over the gardens.







FROM THE ENTRANCE HALL, TIMBER STAIRCASE LEADS TO THE FIRST FLOOR:

### **GOOD SIZED LANDING**

Old solid timber floorboards, radiator, front aspect window. Wooden latch door to:

### **MASTER BEDROOM**

**16'03 x 12'10 (4.95m x 3.91m)**

Exposed floorboards, wealth of wall and ceiling timbers, seating area to one corner, radiator, side aspect leaded light window.

### **BEDROOM 2**

**11'03 x 7'11 (3.43m x 2.41m)**

Exposed timbers, rear aspect leaded light window overlooking the gardens. There is a also a wardrobe and dressing area (could be an en-suite to the master bedroom if required) with radiator, exposed beams and rear aspect window.

### **BEDROOM 3**

**11'03 x 7'10 (3.43m x 2.39m)**

Radiator, exposed beams, front aspect window.





## OUTSIDE

From the lane, double timber gates lead to a gravelled PARKING AND TURNING AREA FOR SEVERAL VEHICLES, pathway to the rear garden. Further double timber gates give access to the front of the property where there is a large gravelled garden area/further parking area, original well, outside lighting, outside tap, substantial L-SHAPED SUMMER HOUSE 15'06 x 11'08 (4.72m x 3.56m). This leads to a LARGE GARAGE 23'04 x 11'02 (7.11m x 3.40m) with power and lighting.

Access to either side of the property leads to the rear garden with gravelled pathways, interspersed lawned areas, mature shrubs, bushes and trees, outside tap, outside lighting, covered circular seating area, pond, superb mediterranean style OUTDOOR HEATED SWIMMING POOL with fully tiled surround, raised seating area/decking and hot tub. Adjacent to this is a CINEMA ROOM/DEN 16'06 x 8'06 (5.03m x 2.59m) with power and lighting, sliding patio doors to pool and seating area.

From the rear garden, gateway gives access to a GOOD SIZED LEVEL PADDOCK with mature hedging boundary and the whole gardens ground back onto open fields and farmland.

To one side of the property is a SUBSTANTIAL RANGE OF OUTBUILDINGS (formerly stabling) now used as workshops:

STORAGE 1 - 27'00 x 23'04 (8.23m x 7.11m)

WORKSHOP - 18'10 x 18'10 (5.74m x 5.74m)

STORAGE 2 - 26'07 x 11'06 (8.10m x 3.51m) - tiled flooring, exposed beams, spotlighting, two rear aspect windows.

STORAGE 3 - 12'00 x 11'05 (3.66m x 3.48m) - exposed timbers and spotlighting.

Attached to here are THREE FURTHER STABLES each measuring 11'09 x 11'07 (3.58m x 3.53m) ideal for animals/storage, one housing the pump for the pool.

## AGENT'S NOTE

There is approximately six acres of land adjacent to the property which is owned by a separate land owner, which may be available. Please speak to the office for further information.

## SERVICES

Mains water and electricity. Septic tank drainage. Oil central heating. Fibre broadband available.







## WATER RATES

Severn Trent - to be advised.

## LOCAL AUTHORITY

Council Tax Band: E  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

## TENURE

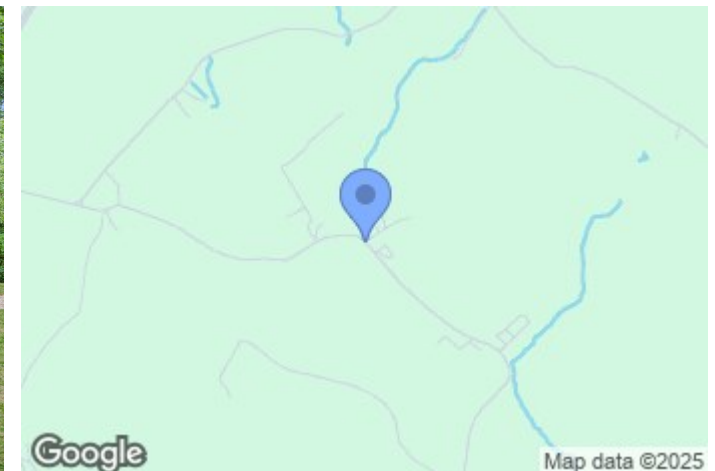
Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

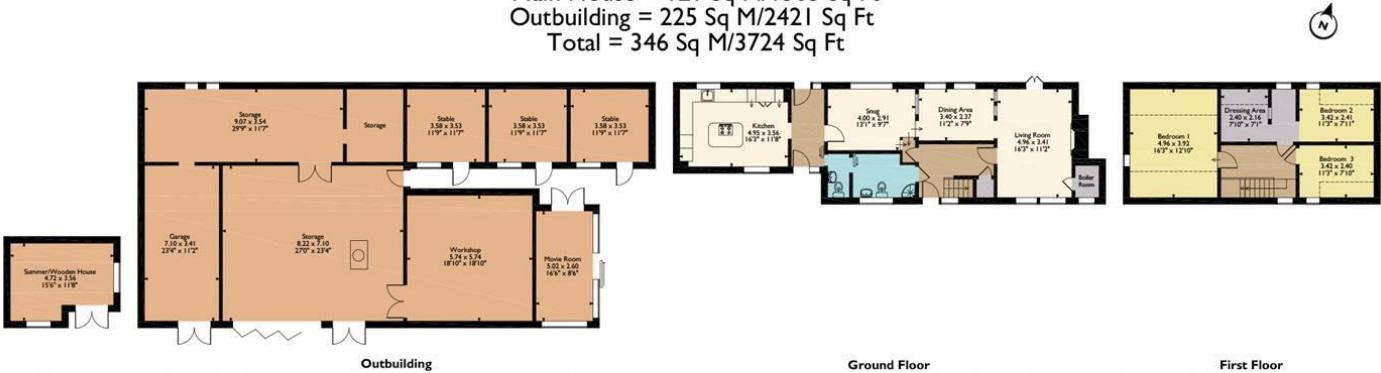
From Gloucester, proceed along the A417 passing through Maisemore and Hartpury, heading towards Staunton, passing the garage on the right hand side. Take the next turning right for Corse Lawn and proceed along for a short distance until you see a turning right signposted Hasfields and Ashleworth into Wickeridge Street. Proceed along here for 0.7 of a mile and the entrance can be found on the right hand side.





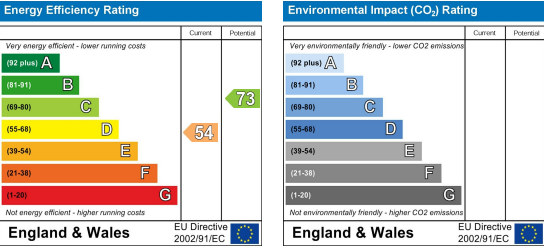
Scarifour Cottage, Wickridge Street Ashleworth, Gloucestershire

Approximate Gross Internal Area  
Main House = 121 Sq M/1303 Sq Ft  
Outbuilding = 225 Sq M/2421 Sq Ft  
Total = 346 Sq M/3724 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**MISREPRESENTATION DISCLAIMER**  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.







4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | [newent@stevegooch.co.uk](mailto:newent@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys