



## ROSE COTTAGE

Cheltenham Road | Kinsham | Tewkesbury, | Gloucestershire | GL20 8HP

HUGHES **HS** SEALEY

# Welcome to...

## ROSE COTTAGE

Welcome to Rose Cottage, a wonderful three-bedroom detached cottage, beautifully presented and ready to move into and enjoy. Located in this highly desirable village, the home is full of charm and character and, furthermore, enjoys a well-stocked, mature and private rear garden within which a wealth of external buildings are found. The home also benefits from a gravel parking area and garage.

The hamlet of Kinsham neighbours the larger villages of Kemerton and Bredon, with the larger village of Bredon offering a thriving community and amenities such as a village shop and post office, an OFSTED 'outstanding' rated primary school, doctors' surgery, a village hall and two public houses. The village is also home to football, rugby, and bowls clubs. The nearest town is the mediaeval town of Tewkesbury, which offers supermarkets, restaurants, coffee shops and a leisure centre. For commuters, there is a train station at Ashchurch, and Tewkesbury sits just off Junction 9 of the M5 motorway.

Returning to the property, the home, which has undergone an extensive upgrade over recent years, includes a living room that enjoys plenty of natural light from the triple-aspect windows, along with a log-burning stove inset to the chimney breast. Off the living room is a good-sized conservatory, providing an additional reception room to the home while allowing one to enjoy views over the highly impressive rear garden.

Completing the ground floor is a modern kitchen/breakfast room that enjoys a wealth of units that sit alongside a host of integrated appliances. From the breakfast area, a door gives access to the utility room and cloakroom. To the rear of the room, a door leads to the rear garden.

Upstairs are three lovely bedrooms and a modern family bathroom. Bedroom two enjoys plenty of natural light from the double-aspect windows, and from here, views are enjoyed over a neighbouring paddock.









# Explore outside...

## ROSE COTTAGE

Externally, the rear garden is mature, vibrant and full of colour. Enjoying a central lawn and well-stocked flower beds, at the head of either side of the garden are two outbuildings. The singular building to the right is used as a music studio by the current owners, while the block of outbuildings to the left of the garden includes a storeroom, an occasional bedroom and a single garage. In front of the buildings is a covered seating area. The driveway is beyond the garden, and here, parking for three vehicles is easily achieved.

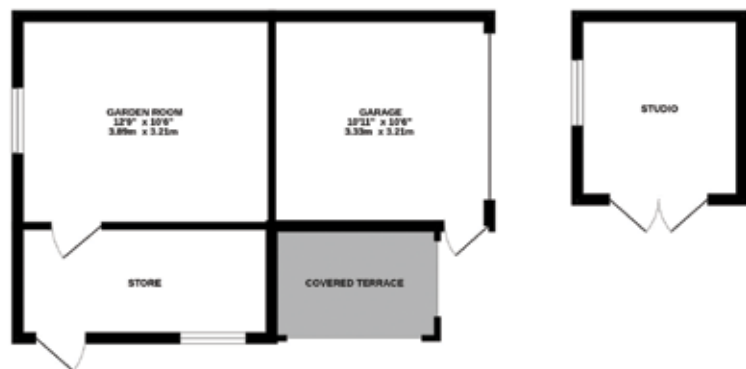
- A wonderful three-bedroom detached cottage, located in this highly desirable village
- Beautifully presented, the home is ready to move into and enjoy
- Private and mature rear garden, stocked with a wealth of plants and shrubs, full of colour
- Within the garden is an array of outbuilding, plus there is a driveway and garaging
- Internally the home is full of charm and character with the living room having a log burning stove
- Further rooms include a modern kitchen/breakfast room, utility, WC and conservatory
- Two double bedrooms and a further single room, all offer views over neighbouring paddocks
- Upstairs is completed by a modern, three-piece family bathroom
- Property features air source heating system, mains drainage and is double glazed throughout
- A property that comes with a high recommendation to view

### DIRECTIONS

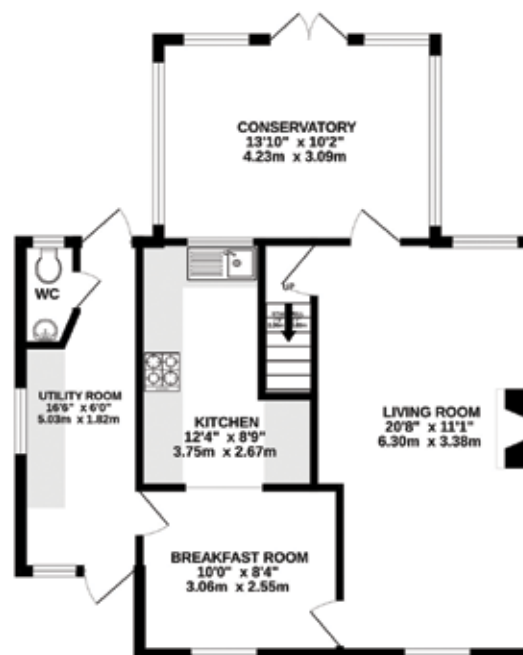
To locate the property, please enter the following postcode into your sat nav system: GL20 8HP. Upon arrival, the property can be identified by our For Sale sign.



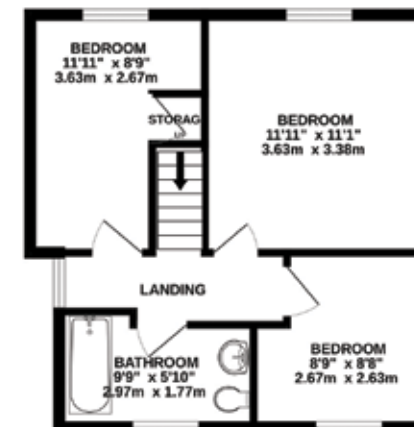
OUTBUILDINGS  
397 sq.ft. (36.9 sq.m.) approx.



GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.

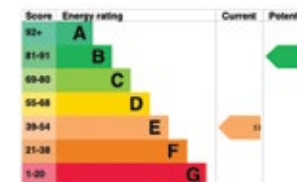


1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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.  
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Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



HUGHES **HS** SEALEY



HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

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