



Woolridge Cottage Over Old Road, Gloucester GL2 8HT
Guide Price £650,000



Woolridge Cottage Over Old Road, Gloucester GL2 8HT

• Beautifully presented country cottage • Land measuring in excess of 2 acres • Stables • Gym and music studio • Far reaching rural views • Character features • Potential to extend • EPC C69 • Council tax E



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Living room

The cottage is accessed via the front door which opens into the living room. The focal point of the room is the attractive inglenook fire place with inset wood burning stove and oak mantle above. There is a window to the front aspect, limestone flooring with underfloor heating, stairs to first floor with storage underneath, opening into the kitchen and a further opening leading into the snug.

Snug

A cosy space with continuation of limestone flooring, feature open fire place with cast iron and tiled surround, window to front aspect and opening into the study.

Study

Limestone tiled flooring, loft storage above, a window to the side aspect and door leading out to the rear.

Kitchen/diner

Immaculately presented and well appointed kitchen with a range of base and wall mounted units with solid walnut worktops, inset Belfast sink unit, built in appliances to include dishwasher, electric oven with induction hob over, space for fridge freezer, integrated wine rack, Velux roof lights plus rear aspect windows which boast views over the grounds and towards the countryside beyond, double doors to the garden and doors leading to WC and utility.

WC

Modern white suite comprising WC and hand basin.

Utility room

Solid walnut worktop with space for appliances underneath and plumbing for washing machine. There is are good sized storage units idea for coats, boots and



shoes, rear aspect window, door leading outside and the ground source heat pump boiler.

First floor landing

Exposed wooden floor, window to the rear and access to fully insulated and boarded loft space. Doors leading off.

Bedroom one

Character features to include open fireplace with brick surround and cast iron grate, exposed wooden floor, windows to both the front and rear aspect showcasing the countryside views.

Bedroom two

Exposed wooden floor, built in wardrobes and window to the front aspect.

Bathroom

Impressive and stylish finish with large shower, glass enclosure and tiled surround, WC, vanity wash hand basin, tongue and groove panelling and front aspect window.

Outside

Accessed off the country lane via electric double gates, a gravelled driveway sweeps around to the left and offers ample parking for several vehicles. There is an electric car charger point here and access leading to the double stable block.

A gravelled path leads under a pergola and down to the detached, brick built garden room which is currently used as a gym, music studio and office. There are bi-folding doors at the front, Velux roof lights throughout allowing in an abundance of natural light. There is also a kitchen area with worktops, integrated fridge and storage units. The building offers huge versatility for other pursuits and could become auxiliary accommodation subject to relevant planning permissions.

The grounds are a delight and ideal for equestrian use. They measure approx. 2.5 acres in total with a paddock fenced off with five bar gate access from the driveway. The views afforded from the grounds and garden are simply stunning taking in the surrounding country side and beyond! Please note the current vendors also rent the other section of field and this agreement could be carried on to the next owners.

In addition there are also detailed plans available in relation to extending the cottage.

Location

Situated north of the historic City of Gloucester on the west side of the River Severn and close to Hartpury College. Maisemore provides its parishioners with the experience of countryside living



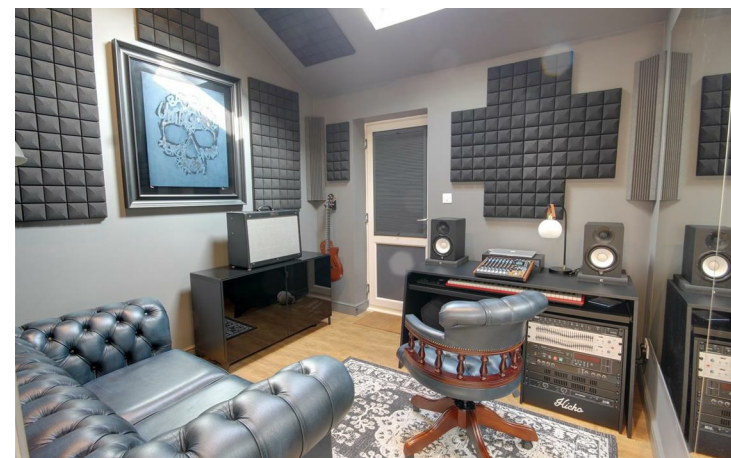
alongside the convenience of being located 4 miles from the City Centre. With an active village hall, various country and riverside walks as well as local schooling and post office 2 miles away. This rural location is ideal for those looking to enjoy the good life.

Material information

Tenure: Freehold

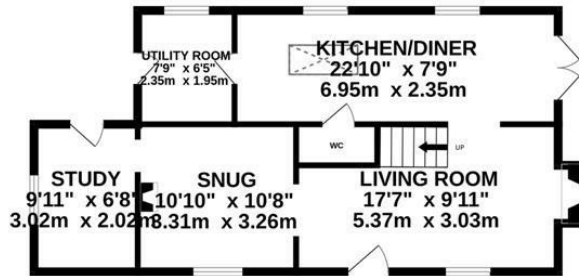
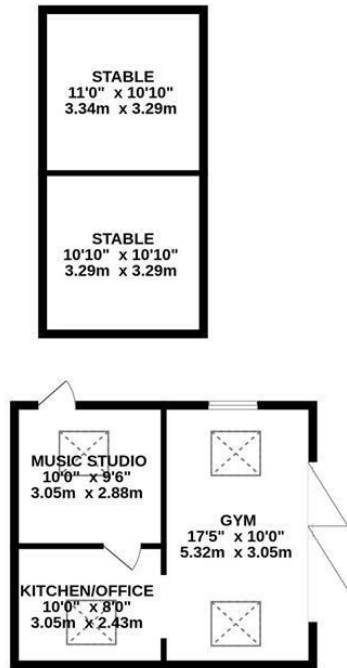
Council tax band: E
Local Authority & rates: Tewkesbury Borough Council - Band E - £2547.17 (2024/2025)
Electricity supply: Mains
Water supply: Mains
Sewerage: Private - septic tank
Heating: Ground source heat pump
Broadband speed: Gigabit 1000 Mbps
Ultrafast 1000 Mbps

Mobile phone: EE, Vodaphone, O2



GROUND FLOOR

1ST FLOOR



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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