

hunter
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5 Manor Farm Cottages, Ashley, Gloucestershire, GL8 8ST

A charming Cotswold stone cottage offering great scope for a new owner to make their own. Accompanied by a generous rear garden and impressive rural views in both directions.

This attractive stone cottage is situated within a terrace known as Manor Farm Cottages, nestled into the rural hamlet of Ashley which is just c.3miles north of Tetbury. The cottages were previously farm workers cottages and number 5 has been under the same ownership since the 1970's, when the owners fully renovated throughout, but now the time has come for a new buyer to make it their own.

Entering via the front gateway the property has a pretty, stone walled front garden with a pathway leading up to the front door. The ground floor accommodation is commenced via a handy entrance porch that provides ample space for shoe storage and room for coat hooks too if desired. A fully glazed door leads into the reception room which has space for both seating and dining areas and a charming feature to one corner that formally made-up part of the original fireplace. Beyond the reception room is the kitchen at the rear of the cottage, which has a glazed door and window out to the garden and has fitted base units plus space for a freestanding cooker and fridge freezer. There is also a very handy built-in pantry cupboard.

On the first floor is the first of the two double bedrooms and the bathroom, whilst on the second floor is the second of the two bedrooms. Both bedrooms have fitted wardrobes and enjoy very pleasant outlooks across the neighbouring farmland. The bathroom is a spacious room with a cupboard that houses the hot water cylinder.

The rear garden truly is the wow factor with this property. There is a flagstone patio terrace across the rear of the cottage with a couple of steps that rise to the lawn, that reaches in excess of 100ft to a Cotswold stone wall overlooking the farmland. There are a mixture of flower borders and fruit trees dotted around the garden, and a right of way leads out to the right-hand side across the neighbouring gardens to a garage that accompanies the cottage.

We are advised the cottage is connected to mains electricity. The water is via a private supply and the drainage via a septic tank that serves just this cottage. The property is freehold. Council tax band D (Cotswold District Council). EPC – G(1).

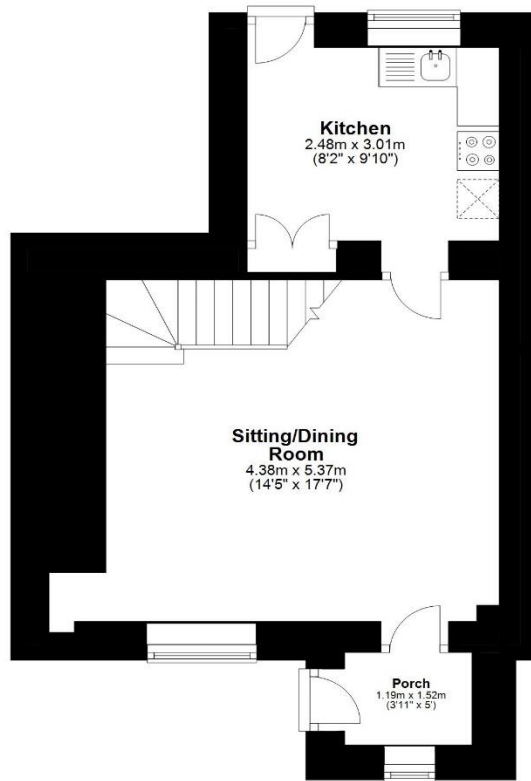
The hamlet of Ashley is situated between the market towns of Tetbury and Cirencester. Both towns boast extensive shopping facilities, cafes and restaurants. There is an excellent choice of both private and state schools in the area. Kemble station, a mainline to London Paddington, can be reached just a few miles north of Ashley, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.



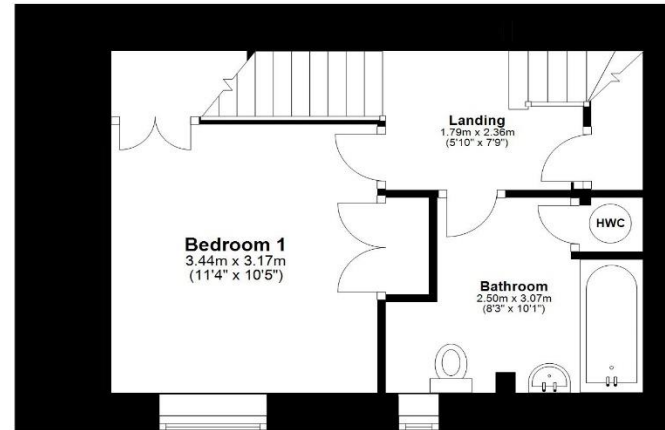
£350,000



Ground Floor
Approx. 32.7 sq. metres (351.7 sq. feet)



First Floor
Approx. 34.3 sq. metres (368.8 sq. feet)



Second Floor
Approx. 18.8 sq. metres (202.3 sq. feet)



Total area: approx. 85.7 sq. metres (922.7 sq. feet)