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Rose Cottage, Bagpath, Tetbury, Gloucestershire, GL8 8YG

A delightfully charming, detached cottage nestled into a peaceful valley with elevated views, yet minutes from nearby market towns and commuting links.

Rose Cottage is a detached property commanding a most idyllic setting with views across the Ozleworth valley. The accommodation boasts an abundance of charm and character and is set across three floors reaching in excess of 1800sq.ft. The cottage is understood to date back to the 19th century and has been reconfigured and extended since its original footprint to stand as the practical home it is today. The property is offered to the market with no onward chain.

The front door opens into a porch ahead of a secondary door into the principal reception room. This room has a central turned staircase that naturally divides the space into two matching areas, both of which benefit a focal fireplace with a wood burner set within each, and windows to the front elevation of the cottage. A solid wooden floor runs throughout the room, and it is currently used as a formal dining space to one end, and a sitting room the other. A quaint area accessed from this room is utilised as a study and enjoys two windows with a view of the garden. To the end of the dining area, a couple of steps rise to the spacious kitchen/breakfast room which boasts a dual aspect letting in plenty of natural light, as well as a partially glazed door to the garden and the room is laid to a flagstone floor throughout that boasts underfloor heating. Fitted wall and base units wrap around three sides of the room and incorporates a bench seat for a breakfast table. An excellent selection of storage is provided through the units and integrated appliances are found throughout including an electric oven, induction hob, dishwasher as well as a fridge and freezer. A solid wooden worktop flows across the base units with a bowl and a half, sink inset.

The opposite end of the cottage has a further snug room with French doors opening onto the patio terrace. Adjacent to this is a handy utility/cloakroom complete with a W.C and wash basin, along with a cupboard housing space and plumbing for a washing machine.

The first-floor landing is a pleasant light filled space owing to two windows along the front elevation. There are doors to access three of the bedrooms, the family bathroom and stairs that rise to the second floor. Two of the bedrooms are generous doubles, and the final on this floor is a single. The master bedroom enjoys a dual aspect and is accompanied by a cleverly designed En-suite bathroom reached via a sliding, obscure glazed door. There is a white suite fitted that comprises a bath with shower over, a W.C, wash basin and a heated towel rail plus a handy fitted storage cupboard. The family bathroom completes the first-floor accommodation and is fitted with another white suite, also featuring a shower over the bath. The room is finished with neutral tiling and a panelling as well as further fitted storage.

The entirety of the second floor is a spacious attic room with exposed, painted beams and two windows, both fitted with plantation shutters. This space would make an excellent children's playroom or hobby room and does fit a double bed if it was required as an occasional bedroom.

Externally, the property is reached via a gravel parking area with stone steps that lead down to the cottage itself. There is a generous flagstone patio terrace that sweeps around the front and side of the property, providing an elevated outdoor entertaining space that





captures the view across the valley. A beautifully mature wisteria has weaved its way through the fencing around the terrace adding an enchanting feel to the space. There is also an oak framed covered area found to one side of the terrace providing storage and the oil tank, as well as access to a small outbuilding that houses the central heating boiler. A couple of steps lead down to the main area of garden, which is a very impressive sized area predominately laid to lawn with a selection of trees and shrubs and bordered by a Cotswold stone wall. Double doors provide access to space beneath the terrace that would make a great storage area.

We understand the property is freehold. Mains services of water and electricity are connected, and drainage is supplied via a privately owned septic tank. Central heating is fired by oil. Council tax band F (Cotswold District Council). EPC – F(29)

Bagpath is a charming, rural hamlet sat within the Cotswold AONB, and there are a truly fantastic collection of countryside walks assessable from the doorstep of the property. The historic market towns of Tetbury, Wotton-under-Edge & Nailsworth are all within very easy reach for essential amenities and high streets full of independent cafes and boutiques. The renowned Calcot Manor & Spa is just over two miles away which offers membership for both gym and spa facilities.

The area is well known for its fantastic selection of private, state and grammar schools, in both primary and secondary education.

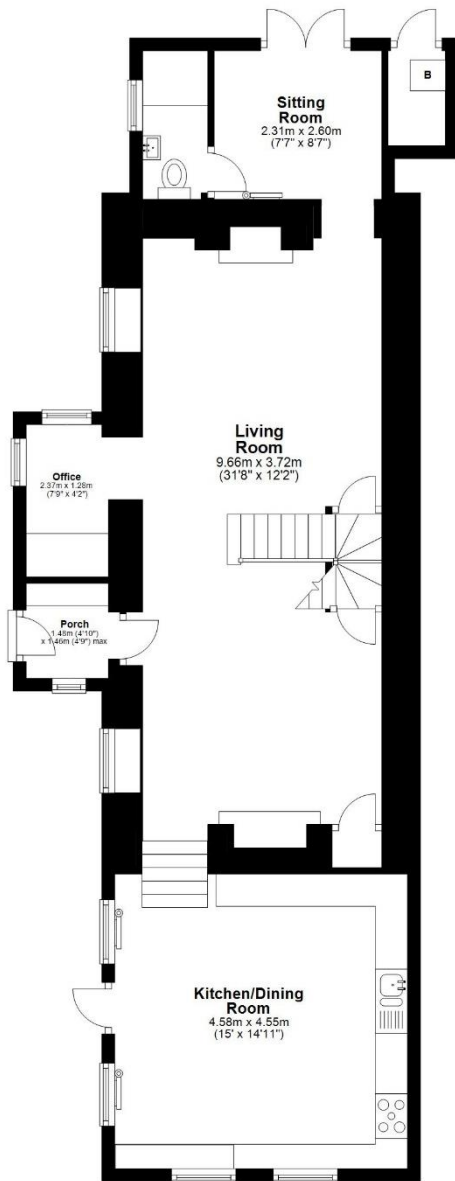
Kemble & Stroud stations are the nearest providing rail services direct to London Paddington, the former a mainline to London Paddington.

Guide Price £799,000



Ground Floor

Approx. 76.1 sq. metres (818.9 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.9 sq. feet)

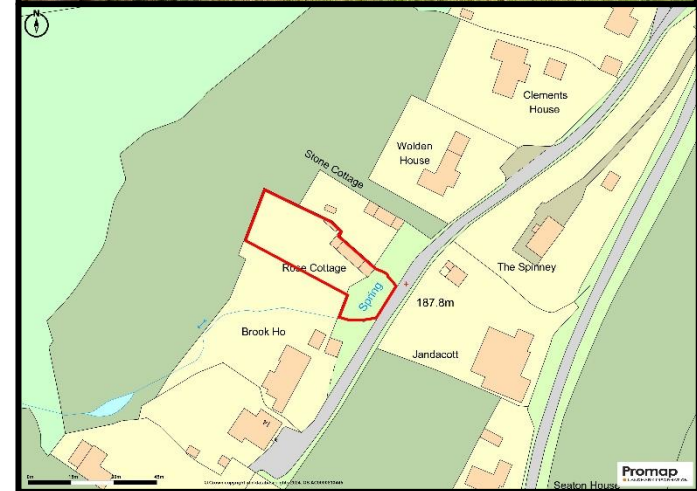


Second Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 169.7 sq. metres (1826.4 sq. feet)



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