

# PEAKE VIEW COTTAGE

WITCOMBE  
GLOUCESTERSHIRE



# Peake View Cottage, Green Lane, Witcombe, Gloucestershire, GL4 3SW

## A CHARMING PERIOD COTTAGE BEAUTIFULLY RESTORED AND EXTENDED TO CREATE A STYLISH 4 BEDROOM FAMILY HOME WITH LARGE GARDEN AND RURAL OUTLOOK, WITHIN 10 MINUTES DRIVE OF CHELTENHAM

**Entrance Porch, Dining Room, Kitchen, Sitting Room, Rear Boot Room, Snug, Cloakroom, 4 Bedrooms, Family Bathroom, Good Sized Level Garden, Summerhouse plus Garden Store, Garage plus Store Room, Off-Street Parking**

### GUIDE PRICE £695,000

#### LOCATION

Peake View Cottage offers the best of both worlds. The sought after Green Lane offers a leafy rural haven with stunning views towards Birdlip, Cranham and Crickley Hill, whilst still only 6 miles from Cheltenham and 9 miles from Stroud. Witcombe has a lovely community spirit with a village hall which regularly hosts local events, two churches and the Twelve Bells pub, all within easy walking distance of Peake View Cottage. Just a short drive away in Birdlip there is a well regarded primary school, play group and church with village hall and public houses. One of the key draws to the area is the excellent choice of schools with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good selection of state and private schools. The A46 and A417 provide easy access to both the M4 and M5 motorways and there are nearby mainline train stations in Cheltenham, Gloucester and Stroud, bringing London, Birmingham and Bristol within commuting distance.

#### DESCRIPTION

Peake View Cottage is picture-postcard pretty. Dating back to 1860, the cottage has been sympathetically extended to create a stylish 4 bed family home. Extensively renovated by the current vendors, the cottage has a wonderful homely vibe with tasteful modern updates. A good sized entrance porch, with ample room for coats and boots leads to the main reception rooms. The dining room is a lovely bright room, leading open-plan to a good sized triple aspect sitting room. Patio doors open from the sitting room to the garden, making this an ideal space for entertaining family and friends. The kitchen overlooks the rear garden and is fitted with pale shaker-style units, creating a farmhouse vibe with a contemporary twist. A boot room and cloakroom are set to the rear of the property, well positioned for muddy boots and garden paraphernalia. To the front of the house is a cosy snug with original period fireplace with wood burning stove inset. Four bedrooms are located on the first floor with a dual aspect principal suite benefiting from lovely views in both directions; this is a good sized room with ample space and plumbing in situ to easily create an en-suite. Two further front facing bedrooms benefit from lovely views towards Birdlip and Crickley Hill, as well as towards Buckholt Woods. The fourth bedroom plus a spacious family bathroom, both overlook the pretty garden.

The landscaped garden is set to the rear of the property and is well stocked with English country flowers and shrubs plus several seating areas, ideal for morning coffee and evening drinks. A stylish summerhouse with solar powered lighting is positioned in the far corner of the enclosed garden. There is a garage with store room and planning approved to build a new garage set further back in the plot to allow for the creation of additional off-road parking. There is currently parking for two vehicles.

#### DIRECTIONS

The property is most easily located by leaving our Painswick office on the A46 in the direction of Cheltenham. Leave the village and continue past The Royal William and down Coopers Hill to the roundabout with the Shell garage. Take the right hand exit at the roundabout and then take the first right by The Twelve Bells/Premier Inn, signposted to Witcombe and Birdlip. Continue for a short distance turning left into Green Lane where Peake View Cottage will be found, the second house on the left hand side.

#### TENURE

**Freehold**

#### EPC

**EER: Current 55 / Potential 86**

#### SERVICES

**LPG Gas central heating, mains electricity and water are connected to the property, septic tank drainage, council tax band F, Tewkesbury Borough Council**

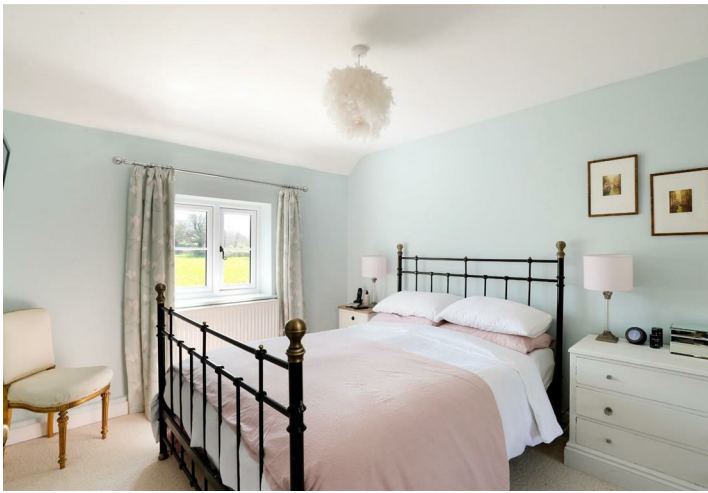
#### VIEWING

**By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property**

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

#### SUBJECT TO CONTRACT

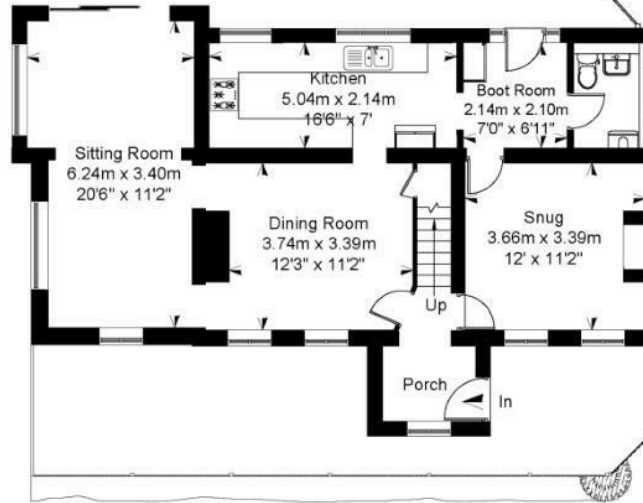
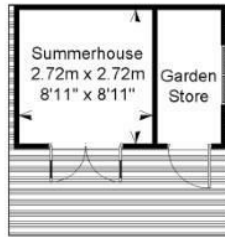
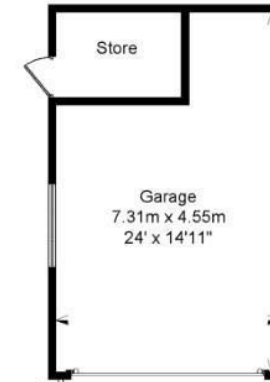
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## Peake View Cottage, Witcombe, Gloucestershire



	Approximate IPMS2 Floor Area
House	150 sq metres / 1615 sq feet
Garage	33 sq metres / 355 sq feet
Summerhouse	11 sq metres / 118 sq feet
<b>Total</b>	<b>194 sq metres / 2088 sq feet</b>



Parking Area

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Job No SP3040

This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings  
Not Shown In Actual Location Or Orientation



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