

RUDGE COTTAGE

EDGE





RUDGE COTTAGE, BACK EDGE LANE, EDGE, GLOUCESTERSHIRE, GL6 6PE



GUIDE PRICE £1,275,000

A STYLISH 5 BED HOME WITH A FABULOUS OPEN-PLAN KITCHEN/LIVING AREA, PRETTY LANDSCAPED GARDEN, INDOOR SWIMMING POOL, GARAGE AND PARKING

Reception Hall, Kitchen/Breakfast/Family Room, Dining Room, Sitting Room, 5 Double Bedrooms, 3 with En-suite, Family Bathroom, Home Office, Double Garage, Indoor Swimming Pool, Pool House, Driveway Parking



NAVY
Roses
Cuddles



Rudge Cottage offers a stylish 5 bed family home in the popular Cotswold village of Edge. The original cottage was built in circa 1918 with an extension in the late 1980s, followed by a further kitchen extension in 2011. The accommodation flows beautifully allowing for an abundance of natural light, well-designed entertaining spaces, and ample room for relaxed family living. The home is all about lifestyle, with access to the outside from all of the reception rooms, as well as the pool house. A large reception hall sets the tone for the home, which is spacious with a lovely sense of flow throughout. The kitchen is clearly the heart of the home and a fabulous open-plan space that works equally well for entertaining, as it does for quiet family suppers. White fitted units provide plentiful, stylish storage and a breakfast bar allows for informal dining. There is plenty of room for a large dining table and bi-fold doors open directly to a secluded patio. A two sided wood burning stove provides warmth for the colder months, for both the kitchen and the adjacent snug/dining room. Both the kitchen and reception hall benefit from underfloor heating. Double doors open from the snug to the spacious sitting room. A lovely bright and spacious room, the sitting room opens to the rear garden via double doors. Access to the swimming pool (currently out of use), sauna, pump room and pool house, leads off the sitting room. This section of the house could easily be converted to an annexe, should the swimming pool not be required.

Five double bedrooms are located on the first floor, three with en-suite and the principal bedroom with walk-in wardrobe and a Juliet balcony overlooking the garden. All of the bedrooms have been thoughtfully laid out to provide ample storage alongside comfort. A family bathroom is also located at this level, together with an attic home office.

The enclosed garden is set to the rear of the house and is beautifully landscaped with well-stocked borders, gently sloping lawn and a choice of seating areas. A pretty pergola runs along one side of the garden and a large shed is located at the top of the garden, with roadside access, plus a greenhouse. The property also benefits from a double garage and ample driveway parking.



LOCATION

Edge is a quintessential English village with a wonderful sense of community. Renowned for its traditional summer fete on the village green, the event attracts crowds from far afield. The village has a strong sense of community with numerous local events. There is plenty to do, with a popular pub and beautiful church and lots of amenities and sporting clubs, including thriving tennis and rugby clubs in nearby Painswick and a popular golf course on Painswick Beacon. The Cotswold Way passes through the village, ideal for walking and there are numerous bridal paths. Access to excellent schools is a key draw for many families and the village is particularly well placed for bus routes to local schools. There is an excellent choice of both grammar and independent schools in Stroud, Gloucester and Cheltenham. The village is well placed for commuting to Gloucester and Cheltenham and within easy reach of the M5 for Bristol and the Midlands. London is within circa 90 minutes from Stroud Station. Nearby Stroud has a major Waitrose as well as three other supermarkets, an award winning Saturday Farmers Market, multiplex Cinema and a Leisure Centre.

DIRECTIONS

From our Painswick office take the A46 towards Stroud and after circa 50 yards, turn right into Edge Road. Follow the lane for a couple of miles and as you come up the hill into the village you will see the village green on your left. Continue past the village Green until you reach the main Stroud Road, A4173; turn immediately right into Back Edge Lane, before entering the main road and Rudge Cottage is the first house on the left.

TENURE Freehold

EPC EER: Current 47 / Potential 72

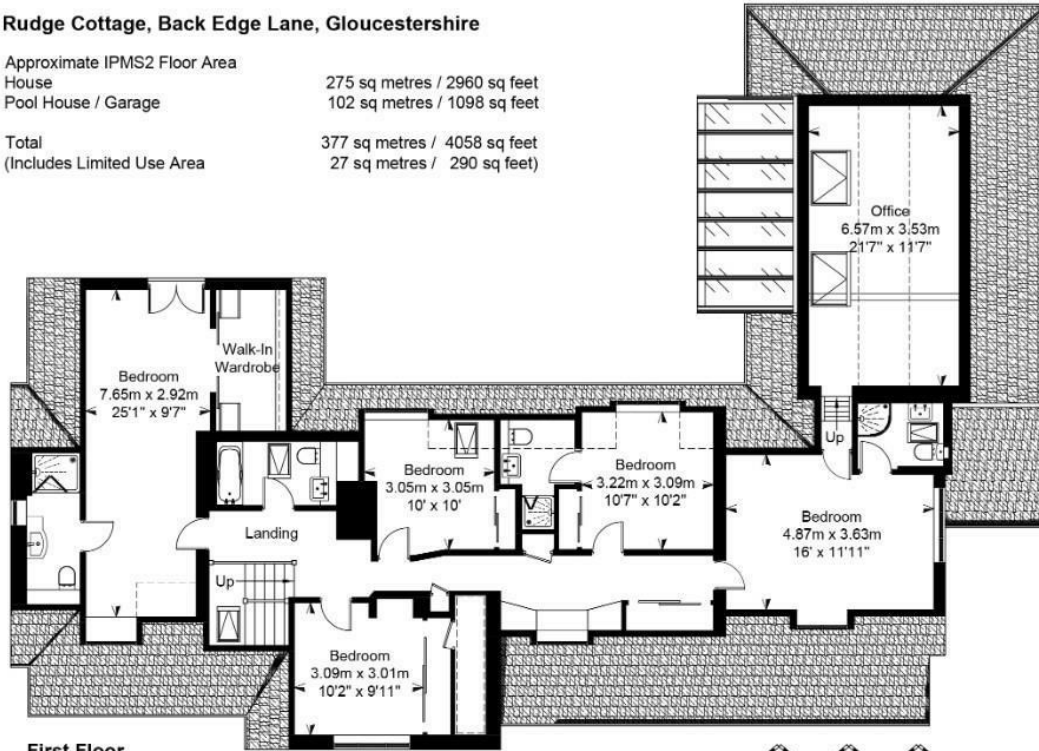
SERVICES Water and Electricity are connected to the property. Mains drainage and oil fired central heating.

Stroud District Council tax band G, £3,699.14 2024/25. Broadband, Standard 15 Mbps, Superfast 80 Mbps; Mobile EE & O2, both limited

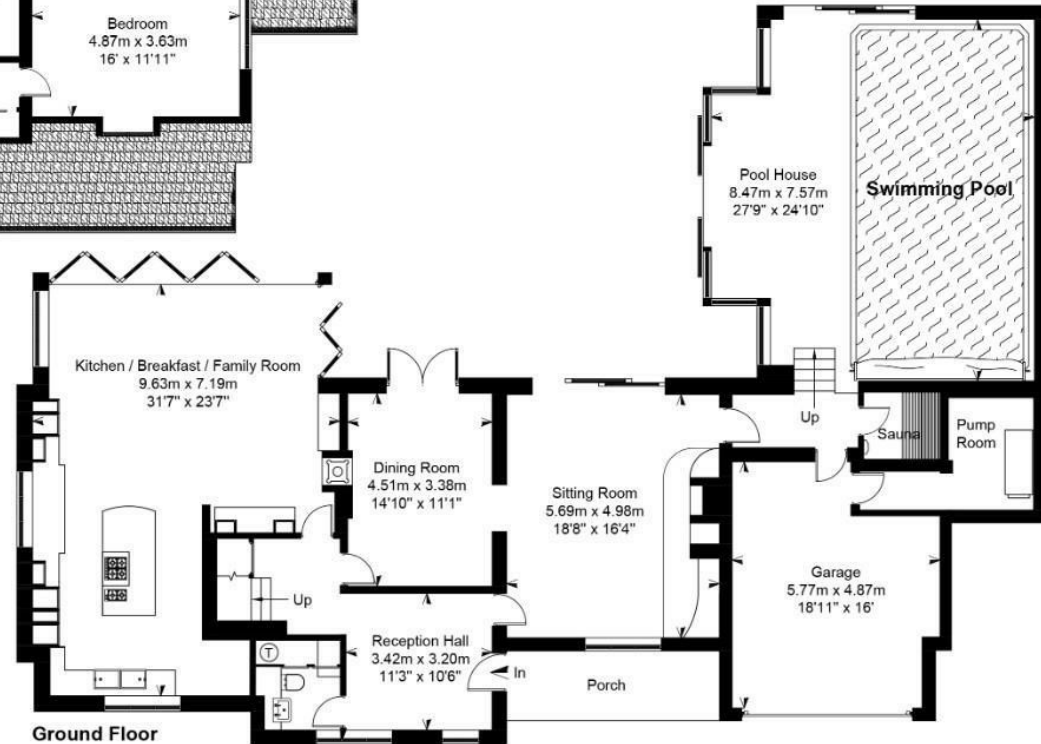
VIEWING By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property

Rudge Cottage, Back Edge Lane, Gloucestershire

Approximate IPMS2 Floor Area	275 sq metres / 2960 sq feet
House	102 sq metres / 1098 sq feet
Pool House / Garage	
Total	377 sq metres / 4058 sq feet
(Includes Limited Use Area)	27 sq metres / 290 sq feet



[Hatched Area] = Limited Use Area



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 07890 327 241
 Job No SP3509
 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

SUBJECT TO CONTRACT

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