



PEAKE VIEW COTTAGE .

PEAKE VIEW COTTAGE
GREEN LANE
WITCOMBE
GL3 4SW

A charming period cottage beautifully restored and extended to create a stylish four bedroom family home with large garden and rural outlook, within ten minutes drive of Cheltenham

BEDROOMS: 4

BATHROOMS: 1

RECEPTION ROOMS: 3

GUIDE PRICE £695,000

FEATURES

- PRETTY DETACHED COTTAGE
- RENOVATED THROUGHOUT
- FULL OF CHARM & CHARACTER
- OPEN PLAN SITTING/DINING ROOM
- SECOND SITTING ROOM/SNUG
- 4 BEDROOMS
- LARGE LANDSCAPED GARDEN
- GARAGE WITH PLANNING PERMISSION TO RE-SITE
- PARKING
- LOVELY RURAL VIEWS



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.

LOCATION

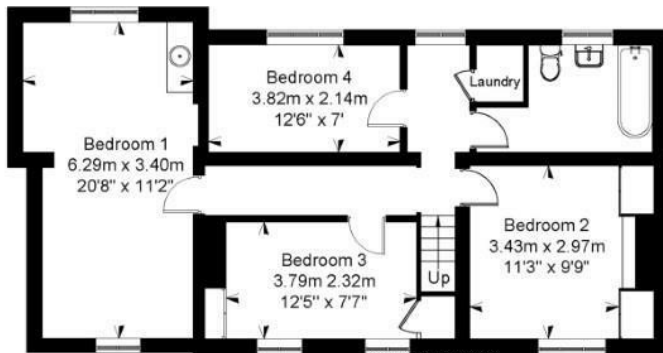
Peake View Cottage offers the best of both worlds. The sought after Green Lane offers a leafy rural haven with stunning views towards Birdlip, Cranham and Crickley Hill, whilst still only 6 miles from Cheltenham and 9 miles from Stroud. Witcombe has a lovely community spirit with a village hall which 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.

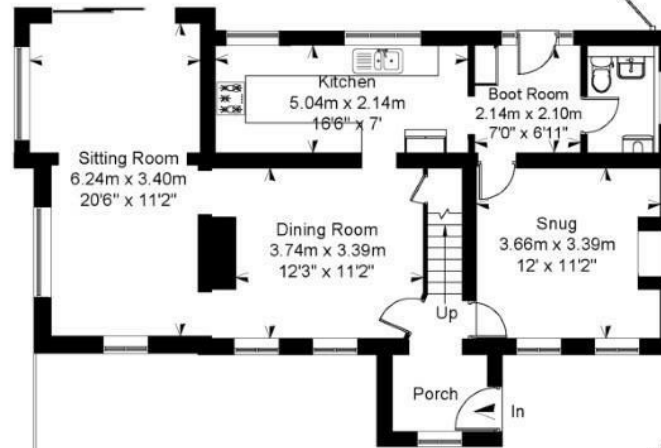
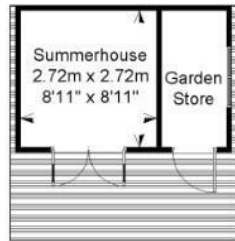
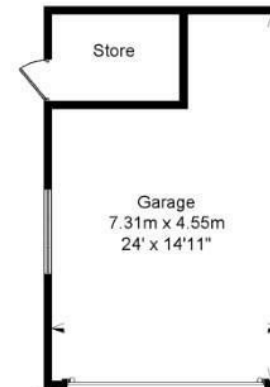
The A46 and A417 provide easy access to both the M4 and M5 motorways and there are nearby mainline train stations in Cheltenham, Gloucester and Stroud, bringing London, Birmingham and Bristol within commuting distance.



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
Total	194 sq metres / 2088 sq feet



Parking Area

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 07890 327 241
 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

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

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SERVICES

LPG Gas central heating, mains electricity and water are connected to the property, septic tank. Council tax band F, Tewkesbury Borough Council. Ofcom Checker: Broadband: Standard 21Mbps, Ultrafast 900Mbps; Mobile: O2 likely, EE, Three & Vodafone limited

For more information or to book a viewing please call our Painswick office on 01452 814655