

# PRIMROSE COTTAGE

## COOPERS HILL





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## Primrose Cottage Coopers Hill, Gloucester, GL3 4SB

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**A CHARMING, EXTENDED SEMI DETACHED COTTAGE FULL OF CHARACTER SET IN A STUNNING ELEVATED POSITION ON COOPERS HILL WITH GOOD SIZED GARDENS, GARAGE/WORKSHOP, PARKING AND PANORAMIC VIEWS.**

**Entrance Hall, Sitting Room, Kitchen. Boot Room, Utility Room, Sitting/Dining Room, Sun Room, downstairs Bathroom, 2 double Bedrooms, 1 with En-suite WC, detached wooden Garage/Workshop, good sized Gardens, Parking and Panoramic Views**

**OFFERS IN THE REGION OF £400,000**

### LOCATION

Primrose Cottage sits in a glorious elevated setting, high up in the popular hamlet of Cooper's Hill, surrounded by farmland and with a backdrop of beech woods and the famous cheese rolling hill behind. With an abundance of walks, bridle paths and the Cotswold Way all on your doorstep - the panoramic views from here are breathtaking. This location offers an easy commute to Gloucester and Cheltenham, with its shopping and popular schools, while Painswick is close for local facilities, coffee shops, public houses and restaurants, and a challenging golf course. Road and rail links are also excellent - M5 motorway for Bristol or the Midlands and main train stations at Gloucester or Cheltenham. The latter offers an exceptional range of Festivals throughout the year (including music, literature and science) as well as the famous National Hunt Race Course, with Premier division rugby on offer at Gloucester.

### DIRECTIONS

The property is most easily located by leaving our Painswick office on the A46, in the direction of Cheltenham. You will pass the Royal William public house on your left after approximately one mile and Prinknash Abbey, also on your left. Continue down Coopers Hill and take the first right up Coopers Hill itself, continue straight on at the junction where Primrose Cottage can be found after a short distance on the left hand side.

### DESCRIPTION

Primrose Cottage, in the middle of the hamlet of Coopers Hill, is a delightful semi detached period Cotswold stone cottage that has been extended to the rear to provide further downstairs accommodation. The old part of the cottage is full of charm and character with a lovely sitting/dining room to the front with inglenook fireplace, fully fitted kitchen, utility room, boot room and then to the rear of the property is the downstairs bathroom, sitting room and sun room. Upstairs there are two double bedrooms, one with a WC. A particular feature of the property is the good sized garden which has the most stunning panoramic views from the rear, there is also a detached wooden garage/workshop with parking to the front.

TENURE	Freehold
EPC	EER: Current 41 / Potential 82
SERVICES	Water and Electricity are connected to the property. Oil Central Heating and Septic Tank. Tewkesbury Borough Council Tax Band D - £2126. Ofcom Checker: Broadband - Standard 7 Mbps Ultrafast 1000 Mbps, Mobile Networks - O2, Vodafone, Three, EE

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

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

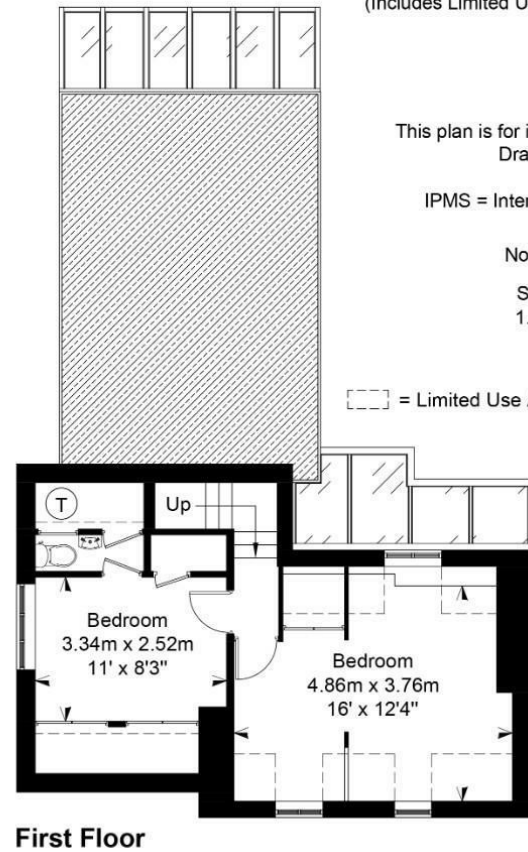
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## Primrose Cottage, Coopers Hill, Brockworth, Gloucestershire



House	114 sq metres / 1227 sq feet
Garage	16 sq metres / 172 sq feet
Summerhouse	2 sq metres / 21 sq feet
<b>Total</b>	<b>132 sq metres / 1420 sq feet</b>
(Includes Limited Use Area)	9 sq metres / 97 sq feet)

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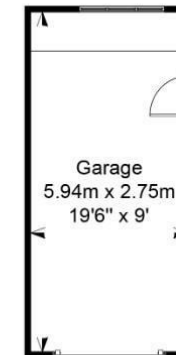
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

Outbuildings  
Not Shown In Actual Location Or Orientation

Summerhouse  
1.61m x 1.42m  
5'3" x 4'8"



□ = Limited Use Area



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