



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



ELDERBERRY COTTAGE, STANDISH LANE, MORETON VALENCE, GL2 7LZ

The Property

A charming detached barn conversion set within the village of Moreton Valence, offering character, garden space and a substantial detached double garage with exciting potential for a creative studio, workshop, gym, music room or home office, subject to the relevant consents.

Rebuilt in the early 2000s, the property combines traditional features with practical open plan living. While compact in scale, it has a great deal to offer, with vaulted ceilings, exposed timbers, two en-suite bedrooms and a flexible layout which works well for full-time living, visiting family or those wanting a character home with additional outside space.

The property is approached through the garden, with a dwarf wall and inset gate setting the tone to the front. Mature planting frames the entrance, while side gates lead to a private driveway, detached double garage and established grounds.

The property currently benefits from electric heating, giving a future owner the opportunity to explore alternative heating options, such as the installation of an air source heat pump, subject to suitability, costings and any necessary consents.

Inside, the main open plan kitchen, dining and sitting room forms the heart of the home. The vaulted ceiling, exposed beams and cottage-style feel create a warm and welcoming space, with room for both seating and dining.

The sitting area centres around a brick fireplace with exposed chimney breast and raised hearth, complete with a wood-burning stove. French doors open directly onto the garden terrace, giving a lovely connection between the living space and outside.

The kitchen is fitted with a range of pine base and wall mounted units, tiled work surfaces, built-in oven, hob and extractor, along with space for free-standing appliances. Windows to the front and side bring in natural light, while tiled flooring gives the kitchen area a practical finish.

The master bedroom provides a comfortable retreat, with vaulted ceiling, fitted wardrobe and bespoke French doors opening directly onto the garden. The en-suite bathroom includes a bath with shower over, wash basin, WC and window to the front.

The second bedroom is accessed from the kitchen area and offers a useful degree of separation from the main bedroom. This room includes a fitted wardrobe and en-suite bathroom with bath and overhead shower, pedestal basin and WC, making it well suited to guests, visiting family or independent use.

There is scope for a new owner to update and personalise the property further, either as a full-time home, weekend base or character property with additional creative space.

AGENTS NOTE: AI imagery has been used in selected photographs to provide an impression of how parts of the cottage and detached garage could be presented or used. This includes showing the potential of the garage as a creative studio, workshop, gym, music room or home office, subject to the relevant consents. These images are for illustrative purposes only and should not be relied upon as an exact representation of the current layout, fixtures, fittings or furniture included in the sale.

Stamp duty at £395,000 First Time buyer £4,750 Moving Home £9,750 Additional Property £29,500





Outside

Outside

Outside, the property enjoys an attractive garden setting with lawn, planted borders, terrace space and a timber summerhouse.

The garden wraps around the property and offers space to sit, dine and enjoy the outdoors, with French doors opening from the main living area onto the terrace. Mature planting, trees and shrubs add colour and interest, while the lawn provides a good area for relaxing or entertaining.

The small timber summerhouse adds further charm and would work well as a potting shed, garden store or useful space for garden equipment.

To the side, a gated driveway leads to a substantial detached double garage with twin timber doors, power and lighting. This is one of the property's strongest features and offers real flexibility. Subject to the relevant consents, the garage could lend itself to a studio, gym, workshop, music room, craft room or home office. For a buyer who feels the cottage itself is compact, this space gives an opportunity to create something separate and useful.

The outside space as a whole adds a great deal to the property, combining garden, parking, garage and future potential.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band A and EPC rating D



Location

Moreton Valence is a charming rural village in Gloucestershire, set back from the A38 that offers a peaceful countryside setting while still being conveniently close to key amenities in Whitminster. Nearby, you'll find everyday essentials such as local farm shops, cafés, and village pubs in the nearby villages surrounding while larger supermarkets and shopping centres are easily accessible in nearby Hardwick/Quedgeley and Gloucester Quays. The area is well-connected by road, with easy access to the M5, making commuting straightforward. Families benefit from a choice of good local schools, and there are plenty of outdoor spaces, walking trails, and parks to enjoy, making Moreton Valence a wonderful blend of rural tranquility and practical convenience.



Directions

From Junction 13 of the M5, take the exit onto the A419 towards Stroud, continue straight for approximately half a mile, and at the roundabout, take the third exit onto the A38 towards Gloucester. Follow the A38 for about three miles, then turn left onto Standish Lane. Continue along Standish Lane and you will find Elderberry Cottage located on the left as denoted by our for sale board. [///firepower.dined.sour](http://firepower.dined.sour)



Approximate Gross Internal Area 870 sq ft - 81 sq m

Ground Floor Area 571 sq ft – 53 sq m

Outbuilding Area 32 sq ft – 3 sq m

Garage Area 267 sq ft – 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(54-68)	D		
(39-53)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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