

POUND COTTAGE



WHITAKER
SEAGER



POUND COTTAGE, , COWLEY, GL53 9NJ

A BEAUTIFULLY EXTENDED FOUR-BEDROOM COTSWOLD VILLAGE RESIDENCE WITH CONTEMPORARY STYLING, IS SET IN A PICTURESQUE VALLEY WITH BREATHTAKING VIEWS, GENEROUS GROUNDS, AND VERSATILE GUEST ACCOMMODATION ABOVE THE DOUBLE GARAGE.

The property

A well-extended four-bedroom detached Cotswold village home, combining 1820s character with modern design, set within approximately 0.3 acres in a valley position with open countryside views.

The 2661 sq ft of accommodation offers practical, flexible living space, including a reception hall, a sitting room opening into a garden room, and a large L-shaped kitchen/dining/family area with integrated appliances and direct access to the patio—suited to everyday family life and entertaining. Upstairs, the principal bedroom includes an en-suite and access to a private courtyard garden. There are three further bedrooms, a home office, and a family bathroom. A key feature is the self-contained guest suite above the double garage, providing a spacious bedroom, dressing area, and en-suite, suitable for guests or independent use.

The gardens are a notable feature, arranged to take advantage of the surrounding views. They include a patio, elevated terrace, lawned areas, raised beds, and a garden and potting shed. The grounds are well established with

mature planting and a small pond, offering privacy and usable outdoor space.

The property also benefits from a double garage with workshop/gym space, gated parking for several vehicles, and an additional parking bay.

Situated in the village of Cowley, the property is well placed for access to Cheltenham and Cirencester, with good connections to the wider road and rail network. The village has an active community and access to countryside walks, with local amenities available in nearby villages.

Property Information: Oil-fired central heating with underfloor heating in parts, two wood burners, septic tank drainage, Cotswold District Council Tax Band F, superfast broadband available, and mobile coverage varying by provider.





Guide price
£1,395,000

- 31ft x 19ft
Kitchen/Breakfast/Dining
Room
 - 27ft Sitting Room
 - Main Bedroom with Ensuite
 - Separate 21ft Guest Suite
 - Three further Bedrooms
 - Home Office & Bathroom
 - Gated parking, Double
Garage with Workshop/gym
 - Over 1/3 acre of grounds
 - Magnificent views
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WITHIN EASY REACH...
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you need to in this space.*

Outside

Situation



Accommodation GIA = 247.2 sq m / 2661 sq ft
 (Including Guest Suite Over Garage)
 Double Garage / Workshop / Gym = 46.8 sq m / 504 sq ft
 Total = 294.0 sq m / 3165 sq ft

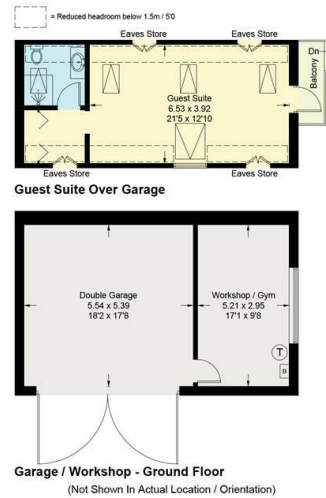
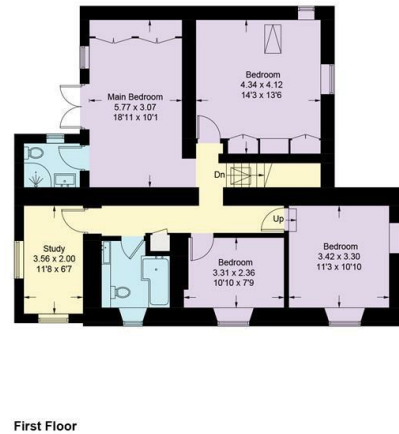


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293671)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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Useful Information

Tenure: Freehold

Postcode: GL53 9NJ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Cotswold District. Council Tax Band F and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

