



## BADGERS RISE

FOSSEBRIDGE, CHELTENHAM, GLOUCESTERSHIRE

Cirencester 7 miles, Cheltenham 15 miles,  
Northleach 3 miles  
(All distances and times are approximate)

**A well-proportioned family house,  
tucked away on the edge of the  
village, with good views over the  
adjoining countryside**

**Ground Floor:** Hall • Sitting room/dining room  
Family room • Bedroom • Kitchen/breakfast room  
Utility • Cloakroom • Boot room

**First Floor:** 3 further bedrooms (one with dressing  
room) • Bathroom.

**Outside:** Garage • Parking • Gardens

**Butler**   
**Sherborn**

#### **Cirencester Office**

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

#### **The London Office**

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)



## DESCRIPTION

Badgers Rise is situated on the Yanworth lane on the edge of the charming Cotswold village of Fossebridge. Approached via a long gravel driveway, the property occupies an elevated and secluded position, enjoying a high degree of privacy together with delightful views across open countryside and surrounding farmland. The house has well-proportioned family living space, with a large sitting/dining room, a separate family sitting room and a kitchen/breakfast room. There is also a bedroom on the ground floor and the boot room opposite has plumbing installed to convert to a shower room if required. There are three more bedrooms on the first floor and a family bathroom. The main bedroom has a dressing room en suite which has plumbing to convert to a bathroom.

To the front of the house is a gravelled parking area and a large single garage. The main garden to the rear of the house is south facing with paved and decked terraces and a lawn beyond. It adjoins and overlooks open pasture.

## SERVICES

Mains water and electricity. Private shared drainage. Oil-fired central heating. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

## TENURE

Freehold with vacant possession



## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are no public footpaths across the property.

## PLANNING

Badgers Rise is outside the village Conservation Area and is within the Cotswold AONB.

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band G

## EPC

Band D

## VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester office -

T: 01285 883740 | E: [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## DIRECTIONS (GL54 3JW)

From Cirencester take the A429 Fosse Way towards Northleach and Stow on the Wold. Having passed The Stump pub at Fosse Cross, after about a mile begin to drop down a steep hill and turn left signposted to Yanworth and Roman Villa. The entrance to Badgers Rise is on the left hand side, set well back and immediately before a pretty Georgian house.

what3words: ///chum.mimes.redeemed



### Towns

Northleach 3 miles  
Cirencester 7 miles  
Cheltenham 15 miles  
Burford 13 miles



### Pubs

The Fossebridge Inn  
The Stump, Fosse Cross 1.4 miles  
The Wheatsheaf, Northleach 3 miles  
The Sherborne Arms, Northleach



### Train Stations

Kemble 12 miles  
(direct services to Paddington)

**Butler**   
**Sherborn**

www.butlersherborn.co.uk

## Badgers Rise

Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft  
Outbuildings = 35.7 sq m / 384 sq ft  
Total = 209.1 sq m / 2250 sq ft



**Disclaimer** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 5. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: February 2026. Particulars written: March 2026. Brochure by wordperfectprint.com

