



HOLMANS
ESTATE AGENTS

Rose Cottage, Draycott, Moreton-in-Marsh, Gloucestershire, GL56 9LB

Offers Over £500,000, Freehold

Property Description

This beautifully appointed and thoughtfully renovated semi-detached, two-storey, three bedroom country retreat was built in the early 19th century and substantially extended in the 1980s and is strongly recommended for internal inspection.

Combining the innate character and charm of a period home with the contemporary refinements of modern day living, the property has many exposed beams and batoned ceilings, latch and brace doors, attractive tiled flooring to most of the ground floor, a homely woodburning stove set in a stone fireplace to the sitting room and an extremely pretty enclosed cottage garden to the rear.

More contemporary refinements include gas fired central heating from a recently renewed combination boiler, sealed unit double glazing, a stylish fitted kitchen with a range of integrated appliances all formed in open-plan with the dining area, a stylish first floor bathroom with an antique-style rolled top bath in addition to a separate ground floor cloakroom.

Externally the property has off-street parking for two vehicles and in addition to a timber cabin, there is a state-of-the-art garden building perfect for those looking to work from home or as a separate hobby area.

Draycott is positioned in an area of outstanding natural beauty and is only a mile from the popular village of Blockley where there are two public houses, a well-stocked village store and a cafe that doubles as a fine dining restaurant several evenings a week. The traditional market town of Moreton-in-Marsh is only a few miles away with its famous tree-lined High Street, a range of supermarkets, hostelrys and shops along with the all important railway station with links to Oxford and London Paddington.

Accommodation Comprises

Entrance Hall

(13' 9" x 7' 0") or (4.19m x 2.14m)

Ceramic tiled floor. Solid oak stable door to garden with leaded pane inset. Single radiator. Latch and brace doors. Easy staircase rising to first floor with timber bannister.

Kitchen / Dining room

(20' 10" x 13' 02") or (6.35m x 4.01m)

Formed in two open planned sections.

Dining area

Exposed beams to the ceiling. Ceramic tiled floor throughout.

Kitchen Area

Fitted on three sides with oak parquet work tops. Inset 1 1/2 ceramic sink unit with single drainer and brass mixer tap. Two corner spot lights. Exposed beams to the ceiling. Integral Bosch dishwasher. Split-level De Dietrich ceramic hob with two ring Neff gas hob to one side and built-in electric circatherm oven below. Pull-out vegetable rack. Pull-out spice drawer. Two corner carousel units. Housing and plumbing for automatic washing machine. Glass canopied externally ducted cooker hood over hobs. Space for large American-style fridge freezer. Double radiator.

Ground Floor Cloakroom

Two piece suite in white, low flush w.c., wash hand basin set in to triple cabinet. Ceramic tiled floor. Single radiator. Frosted window.

Sitting room

(14' 06" x 14' 02") or (4.42m x 4.32m)

Southerly, northerly and westerly aspected windows and door. Double and single radiator. Exposed beams to the ceiling. Stone fireplace and hearth around cast iron woodburning Morso stove. Three wall-mounted wall lights.

First Floor Landing Area

(17' 10" x 6' 11") or (5.44m x 2.10m)

Gallery-style landing with batoned balustrade. Single radiator. Access to loft space. All latch and brace doors. Built-in airing cupboard with Worcester combination boiler, renewed in March 2026, for instantaneous hot water and gas fired central heating.

Master Bedroom

(14' 07" x 9' 10") or (4.45m x 3.00m)

Southerly and northerly aspected windows with attractive outlook over rear garden. Two single radiators. Wall-mounted T.V. point.

Family Bathroom/W.C.

Three piece suite in white. Roll top bath with shower attachment above and glazed shower screen, hand-held shower attachment below. Laminated oak floor boards. Single radiator. Low flush w.c. Pedestal wash hand basin. Large 6 foot column radiator. Strip light and shaver point. Fully tiled walls around bath with dado tiling relief.

Middle Bedroom 3

(10' 00" x 6' 06") or (3.05m x 1.98m)

Southerly aspected window. Single radiator.

Bedroom 2

(13' 00" x 10' 07") or (3.96m x 3.23m)

Southerly aspected window. Exposed beams and A-frame roof timbers. Wall-mounted T.V. point. Double radiator.

Outside

Rear Garden

(30' 0" x 65' 0") or (9.14m x 19.81m)

Elevated terrace, timber cabin to one side with power and light installed. Gated access to drive.

Garden Building

(9' 1" x 9' 2") or (2.77m x 2.79m)

Three phase electricity, double glazed with double doors opening on to patio. Hard wired broadband installed. Fitted blinds to each window.

Lower level garden

(30' 0" x 65' 0") or (9.14m x 19.81m)

Central rose garden, maturing trees. Patio perfect for alfresco dining. Porch immediately adjacent to the entrance door with outside water tap to one side. Covered log store.

Driveway

Double pebbled driveway with remote lighting providing off-street parking for two vehicles.

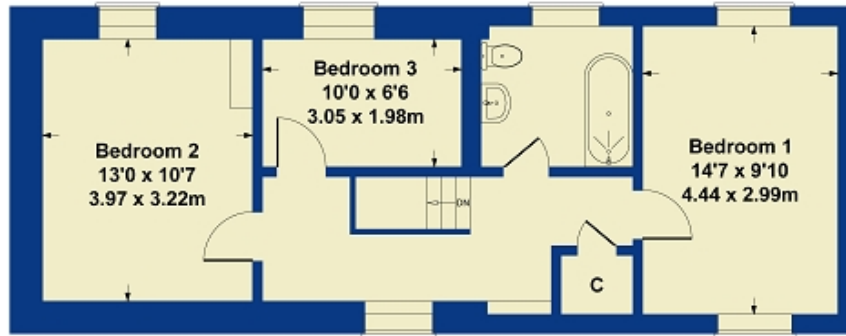
Front Garden

Narrow area with retaining Cotswold stone wall and mature hedgerow. Log store and antique open porch.

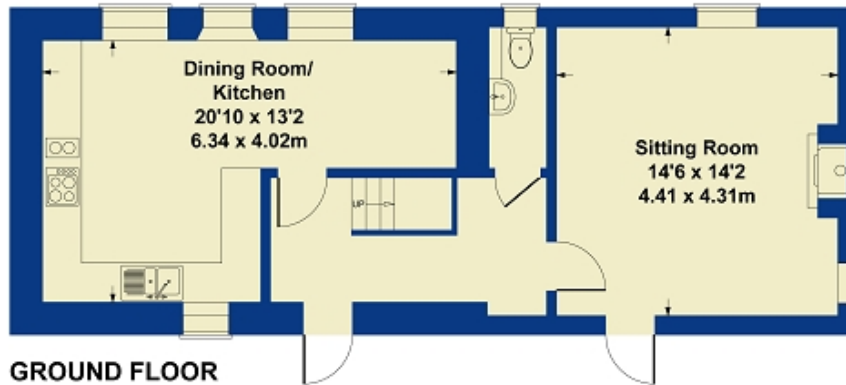


Rose Cottage, Draycott

Approximate Gross Internal Area
1163 sq ft - 108 sq m



FIRST FLOOR

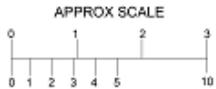


GROUND FLOOR



OUTBUILDING

(Not Shown In Actual Location/Orientation)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Directions

From our Moreton-in-Marsh office, turn left and at the first mini-roundabout turn right along the A44 towards Broadway. Continue through the village of Bourton-on-the-Hill, after which turn right signposted Blockley 1 1/2 miles. When descending in to the village, pass the village green on the left and The Great Western Arms on the right, taking the second turning on the right signposted Draycott. Continue for approximately one mile and just as you enter the older part of Draycott, Rose Cottage is positioned on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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