



WILLOW COTTAGE

53 GRETTON ROAD, GOTHERINGTON, GLOUCESTERSHIRE GL52 9QU

## THE COTTAGE

Situated with gardens and grounds extending this delightful four bedroom detached Grade II Listed house also offers a detached annexe and formal garden located within a popular and sought-after Cotswold village just 6 miles to the north of Cheltenham.

### LOCATION:

what3words: //slope.dormant.diplomas

- Grade II Listed
- 4 bedroom cottage
- Detached Annexe - an ideal serviced let
- Large garden with rural outlook
- Ample parking
- Gas central heating
- Rear plot 37m x 37m
- Consent for new garage block
- Chain free sale



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SALES & LETTINGS

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## A QUINTESSENTIAL COTSWOLD HOME

Tucked away in the heart of a sought-after Cotswold village, this enchanting thatched residence exudes charm and character. Believed to date back several centuries, the home is Grade II listed and constructed of mellow Cotswold stone, with later additions providing generous and adaptable accommodation across two floors. Approached via a private driveway leading to ample parking, the cottage is set behind mature hedging and nestled within wonderfully private gardens. A detached annexe offers versatile ancillary accommodation, ideal for guests, extended family, or as a home office.

### ACCOMMODATION

The interiors are rich in period detail, seamlessly blended with modern touches to create a warm and welcoming home. A stunning drawing room with vaulted ceiling, exposed Cotswold stone walls, and views over the garden sets the tone for the property. The sitting room and study both feature large inglenook fireplaces with wood-burning stoves, perfect for relaxed evenings. The kitchen is the heart of the home, fitted with a range of cabinetry, a traditional range cooker, integrated appliances, pantry, and a breakfast bar. This space opens through to the dining room, with French doors providing direct access to the garden – ideal for entertaining in the warmer months.

A generous utility room with fitted units, appliances, and a cloakroom adds further practicality, while a boot room offers useful storage after country walks. Upstairs the four bedrooms are generous and most have bespoke wardrobes and delightful garden views. All are served by two stylish bath/shower rooms.

### THE ANNEXE

Detached from the main house and offering excellent privacy, the annexe comprises a sitting room, bedroom, shower room, and space allocated for a kitchenette if desired. This flexible space is ideal as a holiday let, studio, or for independent living.

### GARDENS & GROUNDS

The rear garden to a newly planted beech hedge is 37m x 37m. The mature rear garden is a particular highlight, filled with colour and character. Stocked borders, flowering shrubs, and a range of established trees create a tranquil haven and a true sense of seclusion.

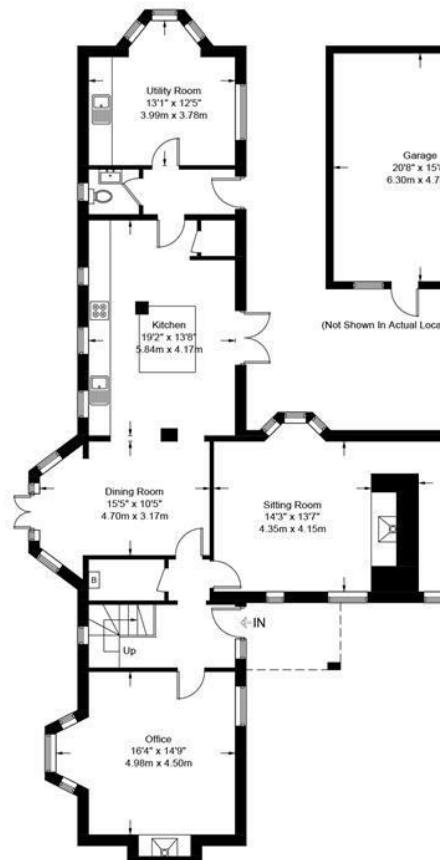
### PLANNING PERMISSIONS AND CONSENTS

Outline planning permission has been granted for the erection of a new garage block.









GROUND FLOOR

= Reduced headroom below 1.5m / 5'0"



FIRST FLOOR

STUDIO / ANNEXE

**Council:** Tewkesbury

**Council Tax band:** G

**Area:** 3531.00 sq ft

**Tenure:** Freehold

**Property reference number:** 19317598

**EPC:** Exempt due to listing

**Services:** Mains water, electric and gas.

**Drainage:** Mains drainage

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. PRN: 19317598

Approximate Gross Internal Area = 2814 sq ft / 261.4 sq m

Garage & Studio / Annexe = 717 sq ft / 66.6 sq m

Total = 3531 sq ft / 328.0 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

Please check all details before making any decisions reliant upon them.

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