

Orchard Cottage Tickshill, Dursley,  
GL11 5AP

£2,950 PCM



Detached four bedroom cottage in area of outstanding natural beauty and refurbished to a high standard. Ground floor comprises of open plan kitchen/diner with appliances and breakfast bar, cosy living room with woodburner, snug, utility room and downstairs wc. On the first floor are four double bedrooms, each with its own shower/bathroom. Externally the property benefits from extensive views over the surrounding countryside, private driveway with ample parking and pleasant lawned garden with terrace. Council Tax Band F. Energy Rating C.

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propertymark

# Orchard Cottage Tickshill, Dursley, GL11 5AP

## Situation

Orchard Cottage is a modern detached family home situated in the picturesque village of Coaley and within an area of outstanding natural beauty. The village offers a number of amenities including pub, community shop, village hall, church and primary school. Within a five minute drive is the village of Cam which has a Tesco supermarket along with a range of local retailers and the adjoining town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket and Rednock secondary school. Coaley is well located for access to the A38 and the M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. Within a few minutes drive there is a 'park and ride' railway station in Box Road with onward connections to the National Rail Network. The village is surrounded by open countryside and is at the base of the Cotswold Escarpment which provides a range of country walks and bridleways.

## Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## Entrance Hall

Tiled flooring with underfloor heating.

## Kitchen/Diner 7.24m x 4.07m (23'9" x 13'4")

Open plan kitchen/diner with range of wall and base units, breakfast bar, double oven, electric hob, fridge, dishwasher, tiled flooring with underfloor heating, double doors to raised patio.

## Living Room 5.16m x 5.02m (extending to 5.62m) (16'11" x 16'5" (extending to 18'5"))

Cosy living room with woodburner, carpeted flooring, double doors to garden.

## Snug 3.14m x 2.97m (10'3" x 9'8")

Snug/office with tiled flooring and access door to outside.

## Utility Room 2.74m x 1.93m (8'11" x 6'3")

Range of base units, plumbing for washing machine, tiled flooring, access door to outside.

## WC

Tiled flooring, wc and wash basin.

## Stairs to First Floor Landing

Timber staircase and timber boarded floor to landing.

## Master Bedroom 2.73m x 3.67m (extending to 5.21m) (8'11" x 12'0" (extending to 17'1"))

Double bedroom with carpeted flooring, dual aspect views and dressing area measuring 1.43m x 1.30m.

## Ensuite Bathroom

White suite comprising of dual wash basins, shower cubicle, bath, wc and tiled flooring.

## Bedroom Two 3.92m x 3.36m (12'10" x 11'0")

Double bedroom with carpeted flooring and dual aspect views.

## Ensuite Shower

White suite comprising of wash basin, shower and wc.

## Bedroom Three 2.79m x 2.31m (extending to 2.75m) (9'1" x 7'6" (extending to 9'0"))

Double bedroom with carpeted flooring and built in wardrobes.

## Ensuite Shower

White suite comprising of wash basin, shower and wc.

## Bedroom Four 3.21m x 2.94m (10'6" x 9'7")

Double bedroom with carpeted flooring and built in wardrobes.

## Family Bathroom

White suite comprising of wash basin, bath and wc.

## Externally

Spacious garden laid to lawn with raised patio, ample parking on private gravelled driveway, pond, outhouse and views over the surrounding countryside. PLEASE BE AWARE THERE IS A POND SO EXTRA CARE MUST BE TAKEN WITH YOUNG CHILDREN

## Agents Note

Available Date: 6th June 2026

Managed By Agent

Deposit: £3400.00

Council Tax Band: F

Energy Rating: C

Minimum Annual Income Requirement: £88,500

Unfurnished or Part Furnished

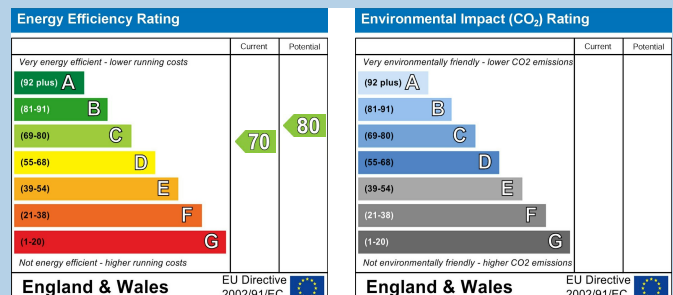
Utilities: Mains Electric, Water and Sewerage are connected. Oil Central Heating

Standard Meters for Electricity and Water

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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