



Cotswold View The Green  
Ashleworth GL19 4HU



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Cotswold View The Green

Offers In Excess Of £850,000

## Ashleworth GL19 4HU

**Located in a TRANQUIL VILLAGE LOCATION is this THREE BEDROOM DETACHED CHARACTER COTTAGE set in OVER AN ACRE OF BEAUTIFULLY TENDED GARDENS AND GROUNDS with an EXTENSIVE RANGE OF OUTBUILDINGS and MODERN HOME OFFICE.**

The property ENJOYS BEAUTIFUL VIEWS OF THE CHURCH, TITHE BARN AND GLOUCESTER CATHEDRAL together with POTENTIAL FOR STABLES, STUDIO OR GRANNY ANNEXE. The HALF ACRE PONY Paddock at the rear of the plot OFFERS EQUESTRIAN POTENTIAL.

Ashleworth offers local amenities to include a primary school, the bustling local Hub with Post Office/Shop, Cafe and a church together with the Woodpeckers Sports Club and Bar.

There is a bus service to Gloucester City Centre (approximately 5 miles distant) and a train station in central Gloucester (approx 6 1/2 miles). For the commuter, access can be gained to the motorway network via junction 11a of the M5 (approximately 10 miles), linking up the Midlands, and the North, Wales, London and the South.



## ENTRANCE PORCH

5'08 x 5'02 (1.73m x 1.57m)

Via traditional front door, shoe and coat storage area, side aspect windows.  
Oak door to:

## ENTRANCE HALL

11'02 x 8'03 (3.40m x 2.51m)

Stairs to the first floor, radiator, front aspect window. Thumb latch door to:

## LOUNGE

19'01 x 11'09 (5.82m x 3.58m)

Open fireplace housing a cast iron log burner, radiator, front and rear aspect windows enjoying views over the gardens. Thumb latch door to:

## UTILITY ROOM

12'09 x 7'00 (3.89m x 2.13m)

Plumbing for washing machine, space for tumble dryer, shelving, storage space, tiled floor, chrome heated towel rail, wood panelled walls, front aspect window.  
Double glazed door to:

## DOWNSTAIRS SHOWER ROOM

6'09 x 5'07 (2.06m x 1.70m)

Corner shower cubicle with inset overhead and detachable hand shower, built-in wash hand basin and wc, fully tiled floor and walls, radiator, rear aspect frosted window, side door to the outside.

## FROM THE ENTRANCE HALL, DOOR TO:

## SITTING ROOM / SNUG

11'03 x 11'02 (3.43m x 3.40m)

Inglenook fireplace with cast iron Woodwarm wood burning stove, original bread oven (was the village bakery in the 1800's), flagstone hearth, wood mantel over, serving hatch to kitchen, radiator, front aspect window with delightful views.

## KITCHEN

23'01 x 6'07 (7.04m x 2.01m)

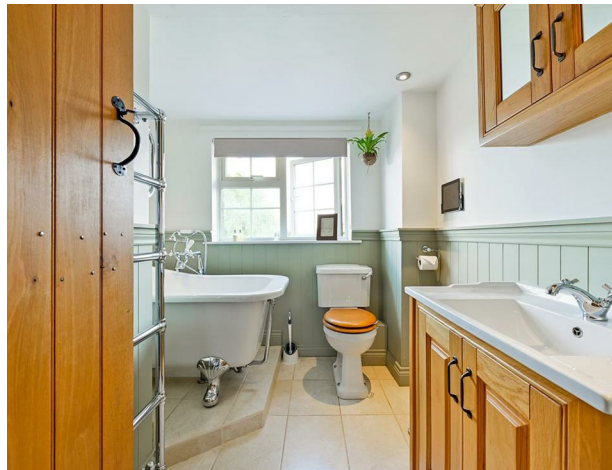
Cottage style kitchen having a range of base units, quartz worktops and splashbacks, Stoves electric iron with five ring induction hob, built-in dishwasher, Belfast sink unit with mixer tap, space for further appliances, fridge/freezer, storage space, small built-in pantry cupboard, tiled floor, spotlighting, door and two windows to the rear aspect. Archway through to:

## DINING ROOM

15'06 x 12'02 (4.72m x 3.71m)

Exposed brick and stonework, tiled flooring, radiator, two side aspect windows, rear aspect window, french doors to the front enjoying the beautiful landscape.





FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

### **LANDING**

Storage space, thumb latch door to airing cupboard with hot water tank, radiator, rear aspect window. Step up to:

### **MASTER BEDROOM**

**16'02 x 10'05 (4.93m x 3.18m)**

Built-in his/hers wardrobes, shelving and storage space, radiator, front aspect window enjoying sweeping panoramic views.

### **EN-SUITE SHOWER ROOM**

**6'09 x 5'07 (2.06m x 1.70m)**

Double shower cubicle with inset overhead and detachable hand shower, fully tiled floor and walls, wc, wash hand basin, spotlighting, chrome heated towel rail, extractor fan.

### **BEDROOM 2**

**13'04 x 11'01 (4.06m x 3.38m)**

Radiator, exposed beam, front aspect window enjoying the elevated aspect.

### **BEDROOM 3**

**13'01 x 6'06 (3.99m x 1.98m)**

Radiator, side and rear aspect windows.

### **FAMILY BATHROOM**

**8'04 x 7'08 (2.54m x 2.34m)**

Raised claw bath with central shower mixer taps, wc, vanity wash hand basin, mixer tap and cupboard below, tiled floor, wood panel walls, chrome heated towel rail, inset spotlights, front aspect window enjoying far reaching views.

### **OUTSIDE**

Take the track from the picturesque Green in Ashleworth where there is a pedestrian gate to the side of the property and double five bar gates onto a driveway with **PARKING AND TURNING AREA**. The courtyard is crazy paved with original stone cider press and wheel, mature borders, enclosed by fencing and walling. To the other side is the oil tank, covered utility space used for airing washing and a wooden shed. To the rear is a canopied walkway which has the Worcester oil fired central heating and domestic hot water boiler and leads to the side garden and utility area.

To the front of the property is a crazy paved patio and seating area enjoying a lovely elevated vista over the formal gardens which comprise swathes of lawn, patio/seating area, beautifully tended mature beds, towards the bottom is a further seating area with a wildlife pond and waterfall enclosed by a circular pergola planted with purple Wisteria. Heading to the lower gardens, the orchard area has several fruit trees, with water supply and a **WOODEN POTTING SHED** set up for relaxation and barbecuing. The final lawned area / pony paddock (with another water supply) backs onto fields and countryside with enviable views.

## CHALET/HOME OFFICE

18'01 x 15'07 (5.51m x 4.75m)

Currently used as a home office, power and lighting, Cat5 lead for wifi, electric heating, velux roof light, side and rear aspect windows, the front veranda enjoys enviable vantage points. There is a STORAGE ROOM to the rear and paddle steps up to a SMALL BEDROOM AREA with rear aspect window.

From the parking area, there are OPEN STORAGE BAYS, composting bays, further GARAGING AND OUTBUILDINGS and gated access leads back to the main driveway with access to:

## GARAGE

37'09 x 10'07 ( 11.51m x 3.23m)

Via double doors, separate double opening side doors, power and lighting, side aspect windows, separate consumer unit which feeds the Chalet/Home Office.

The WHOLE OF THE GARDENS AND GROUNDS ARE IN EXCESS OF AN ACRE and ENJOY HIGHLY IMPRESSIVE VIEWS of the Church, Tithe Barn and Gloucester Cathedral.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Seven Trent - to be advised.

## LOCAL AUTHORITY

Council Tax Band: F

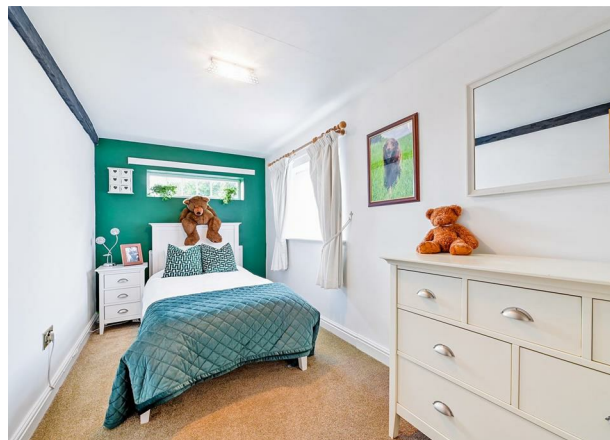
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

## TENURE

Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





## DIRECTIONS

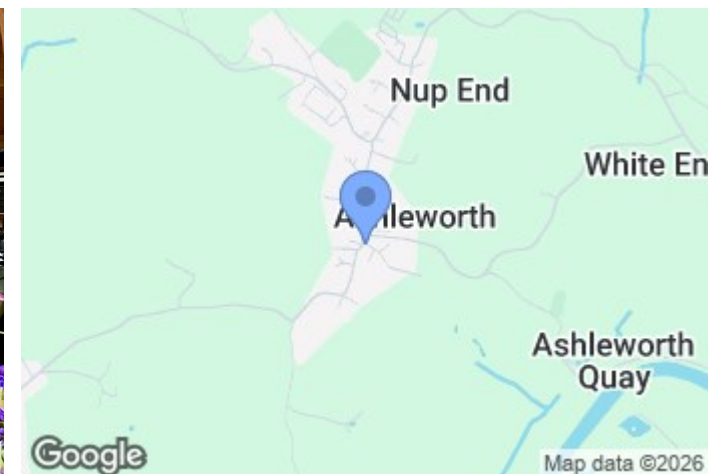
From Gloucester proceed along the A417 passing through Maisemore into the village of Hartpury. Just before the Royal Exchange pub, turn right onto Broad Street and proceed along here into the village of Ashleworth. On reaching the the centre of the village and the Green on the right, take the track just before the Green and Cotswold View can be found at the end.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



## The Green, GL19

Approx. Gross Internal Area 1696 Sq Ft - 157.56 Sq M  
 (Excluding Garden Office, Outbuilding 1 & 2)  
 Approx. Gross Internal Area Of Garden Office 361 Sq Ft - 33.54 Sq M  
 Approx. Gross Internal Area Of Outbuilding 1 1245 Sq Ft - 115.66 Sq M  
 Approx. Gross Internal Area Of Outbuilding 2 758 Sq Ft - 70.42 Sq M

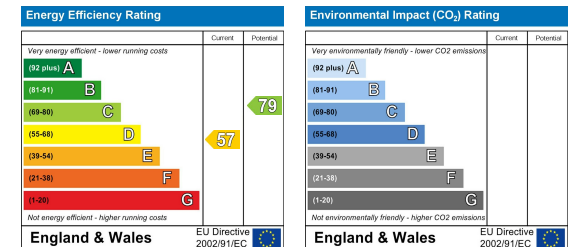


### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

#### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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