



**R B WALTERS**  
ESTATE AGENTS



*Westrip, Stroud,  
Gloucestershire, GL6 6HA.*

*£450,000*

Looking for character and charm in a peaceful traffic location then look no further.

This delightful Cotswold Stone detached cottage enjoys an enviable position in a small close, hidden away from the main road where you can park, relax and enjoy all the peace and tranquillity you would want.

Grade II listed. the cottage has a wealth of period features with exposed brick walls, timber beams and numerous other reminders of days gone past. The impressive living room is the real feature of the room with wood burning stove whilst upstairs there are three generous bedrooms.

Outside the driveway provides easy parking for 3 cars and there is a garage which makes for an ideal workshop. The rear garden is well enclosed and offers further privacy.

#### *Kitchen*

*11' 9" x 10' 3" (3.58m x 3.12m)*

#### *Living Room*

*27' 8" x 13' 6" (8.43m x 4.11m)*

#### *First Floor Landing*

#### *Bedroom*

*11' 10" x 10' 3" (3.60m x 3.12m)*

#### *Bedroom*

*14' 1" x 9' 3" (4.29m x 2.82m)*

#### *Bedroom*

*10' 5" x 9' 5" (3.17m x 2.87m)*

#### *Bathroom*

*7' 3" x 5' 5" (2.21m x 1.65m)*

#### *Outside*





*Driveway Parking for 3 Cars*

*Garage  
14' 11" x 11' 0" (4.54m x 3.35m)*

*Rear Garden*

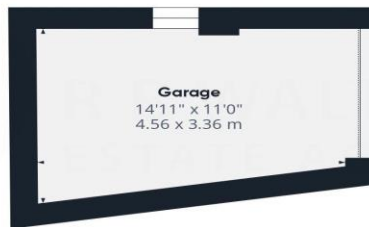




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



**Approximate total area<sup>(1)</sup>**

1124 ft<sup>2</sup>  
104.4 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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