

BOOTENHAY COTTAGE,

71 STATION ROAD, BISHOPS CLEEVE, CHELTENHAM, GLOUCESTERSHIRE,
GL52 8HJ





With origins dating back to the 17th century, **Bootenhay** Cottage is the epitome of period charm. This highly individual detached cottage offers bright and airy living accommodation in excess of 1750sqft with the addition of a versatile detached home office or garden room. As one would anticipate this beautiful historic cottage retains a wealth of period features including two inglenook fireplace, both with gas fired stoves, exposed wall and ceiling beams and leaded windows. Notably this attractive village home has been extended over the years and offers potential to extend further if required, it stands in a generous mature garden and also isn't listed.

Entering the property you are initially greeted by a generous welcoming reception hall featuring exposed wall and ceiling beams, original latch doors, travertine tiled flooring with underfloor heating and a dog-leg staircase rises to the first floor. Leading from the hall is a beautifully appointed 23' dual-aspect drawing room, with an impressive inglenook fireplace housing a cast-iron fireplace creating a focal point in the room,

Further ground-floor accommodation includes a dual-aspect dining room, again with an inglenook fireplace and wooden flooring and a spacious, well fitted kitchen/breakfast room measuring approximately 15' enjoys views over the rear garden and offers sufficient space for informal dining. The kitchen features excellent storage, a Belfast sink, range cooker and practical tiled flooring with underfloor heating. Adjoining the kitchen there is a useful utility area housing the fridge/freezer. Completing the ground floor is a superb contemporary four piece bathroom suite with a freestanding bath and separate shower enclosure, the bathroom again benefits from underfloor heating, ideal in the colder months.

On the first floor, the sense of character continues with a landing providing access to four cosy bedrooms, one of which is presently used as a study. A stylish contemporary family bathroom serves this level.

Externally, the property provides driveway parking, with an electric car charging point, for up to three vehicles and the mature rear garden is predominantly lawned bounded by a variety of specimen trees, shrubs, and plants providing seasonal interest throughout the spring, summer and autumn. Of particular note is the detached garden room, ideal for use as a home office, gymnasium or treatment room or simply as a relaxing space to enjoy during the warmer months.



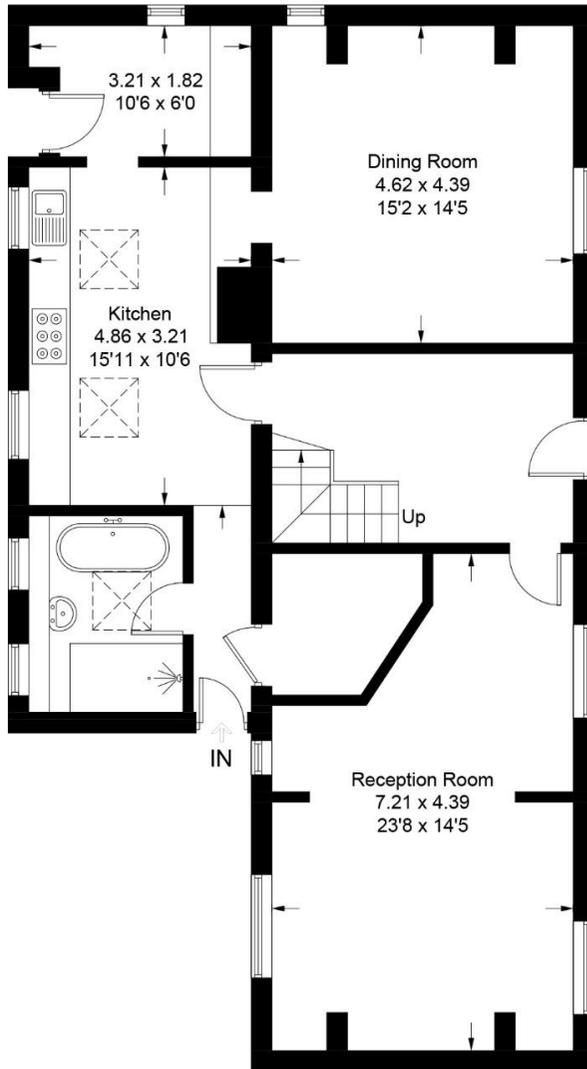


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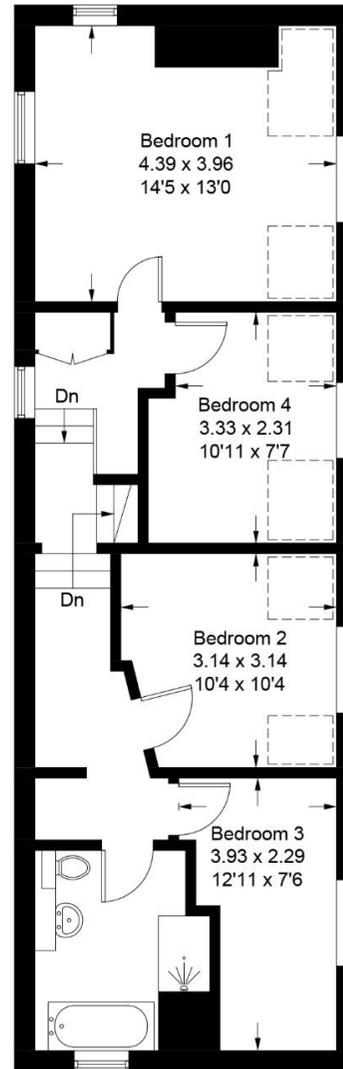
Approximate Gross Internal Area = 162.7 sq m / 1753 sq ft

Outbuilding = 20.4 sq m / 220 sq ft

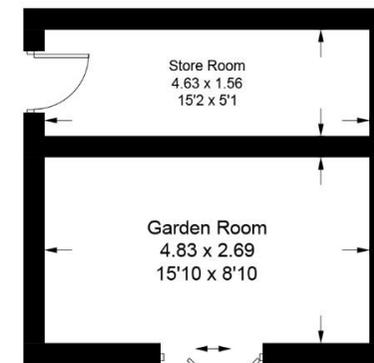
Gross Internal Area = 183.2 sq m / 1973 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265623)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX

Tax Band (E) - £2,620.39 p.a. 2025/2026.

EPC RATING

E.

PRICE

£545,000

VIEWINGS

Strictly by prior appointment through Charles Lear & Co.
on 01242 222722

Charles Lear & Co.

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