



BROOK COTTAGE · BARTON END · HORSLEY · STROUD



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HORSLEY
STROUD · GL6 0QG

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 2

GUIDE PRICE £1,200,000

- Pretty Period Cottage
- Wrap-around Garden
- Close Proximity to Nailsworth
- Double Garage
- Grounds & Paddock of Circa 2 Acres
- Stabling
- Superb Open-plan Kitchen/Dining/Living Area
- Lovely Views over the Paddock and the Valley Beyond

An idyllic Cotswold home with land, stabling and lovely views, set within a peaceful rural setting just five minutes from Nailsworth. Full of historic character and period features, the property offers a charming equestrian setup alongside wraparound gardens and a good-sized paddock.

DESCRIPTION

Originally two farmers' cottages, Brook Cottage offers a pretty Cotswold home, the main part of which dates to 1802 with later sympathetic extensions.

The most recent extension is now the heart of the home, creating a stylish open-plan living/dining area adjoining the kitchen. A sedum roof complements the contemporary design, while full-width sliding glass doors overlook the front garden, filling the room with natural light. There is ample space for a large dining table, together with breakfast bar seating, while the kitchen itself features a red AGA and extensive cabinetry providing discreet storage.

A good-sized reception room works equally well for entertaining as for everyday family life. Dual-aspect windows overlook the front and rear gardens, while a wood burner creates a warming focal point.

A spacious laundry room leads off the kitchen, ideal for hiding washing along with muddy boots and coats, together with a cloakroom.

Stairs from the sitting room lead to four bedrooms arranged over the upper two floors. The first floor comprises two bedrooms, including a good-sized principal bedroom with en-suite, alongside a second bedroom and a family bathroom.

Two further bedrooms are located on the upper floor, one of which also has an en-suite shower room and both with lovely original beams adding character and a sense of the building's history. All four bedrooms enjoy pretty views across the paddock and to the Horsley Valley beyond.

A large landing on the top floor is currently used as a home office, providing useful additional space away from the main living areas.

GROUND, Paddock AND STABLES

The garden and paddock together extend to just under two acres.

A pretty garden envelops the house, with well-stocked borders, ponds, a summerhouse and a choice of gravel seating areas.

A 1.6-acre paddock lies directly opposite the cottage, together with three stables and a hay store.

There is also a double garage providing parking for cars and horse trailers, along with useful additional storage. The area above the garage has a boarded floor and would make an ideal home office.



LOCATION

Brook Cottage is located in the charming hamlet of Barton End, close to the village of Horsley and the popular market town of Nailsworth.

The name Horsley is believed to have derived from the Old English phrase, 'horse lega', meaning place of horses and on arriving at Brook Cottage, it is clear to see why. Ponies graze in the cottage paddock opposite the property against a backdrop of far-reaching valley views.

Barton End is just a ten minute walk from Horsley which has a community shop, primary school and pub.

Nearby Nailsworth can be accessed via footpaths leading all the way to this thriving and popular market town, with numerous boutique shops and restaurants.

Stroud is within a 10 minute drive and benefits from several major supermarkets, including Waitrose, as well as an award winning Farmers Market and multi-plex cinema.

One of the key draws to the area is the excellent choice of local schools, in both the private and state sector. Beaudesert Park School is a short drive, as is Westonbirt school and there are several sought after grammar schools in Stroud and Gloucester.

Barton End Stables are nearby and Minchinhampton offers three challenging golf courses.

The hamlet is well placed for commuting, with London Paddington circa 90 minutes from Stroud mainline station and Bristol Templemeads circa 35 minutes from Cam/Dursley Station. The M5 and M4 motorways are also easily accessible.



DIRECTIONS

From our Minchinhampton Office, proceed along West End into Windmill Road and at the junction on the Common turn left and travel down the hill into Nailsworth. At the mini roundabout turn left onto the A46; follow the road for circa one mile turning right into Barton End Lane. Brook Cottage will be found after circa 30 yards on the right hand side, with gravel parking opposite the cottage.





MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

Water and Electricity are connected to the property. Oil Central Heating, Septic Tank drainage, Stroud District Council Tax Band F, £3,608.17 Ofcom Checker: Broadband - Standard 11 Mbps, Ultrafast 1000 Mbps. Mobile - Outdoor: EE, Three & Vodafone good, O2 variable

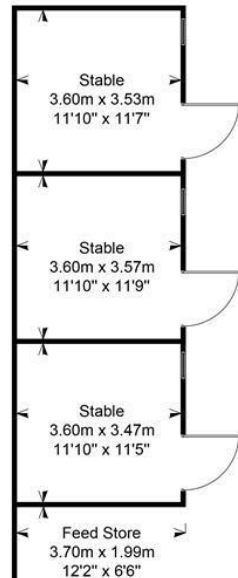
For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334

Brook Cottage, Barton End, Horsley, Stroud, Gloucestershire

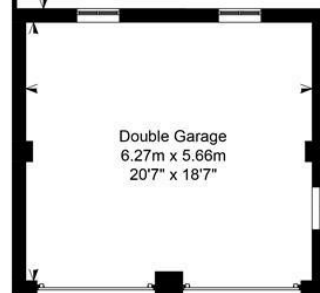
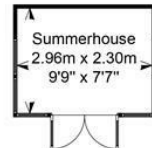
Approximate IPMS2 Floor Area

House	238 sq metres / 2562 sq feet
Garage	35 sq metres / 377 sq feet
Loft Space	35 sq metres / 377 sq feet
Summerhouse	6 sq metres / 64 sq feet
Stables / Feed Store	46 sq metres / 495 sq feet

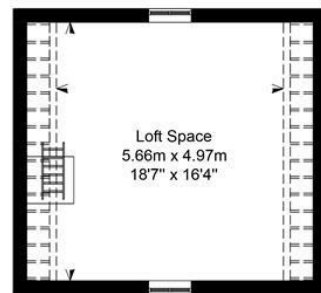
Total
(Includes Limited Use Area)
360 sq metres / 3875 sq feet
30 sq metres / 323 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation



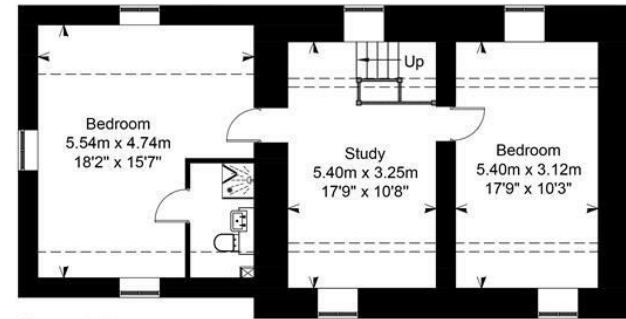
Garage
Ground Floor



Loft Room Accessed Via Ladder
First Floor

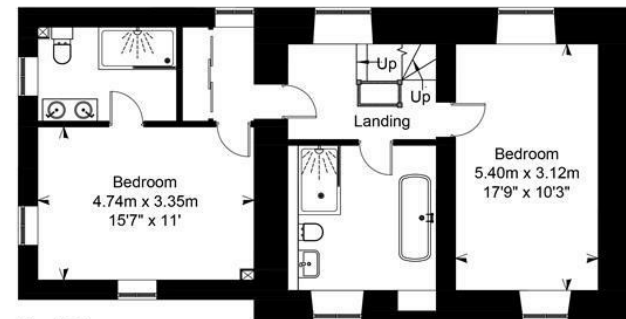
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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

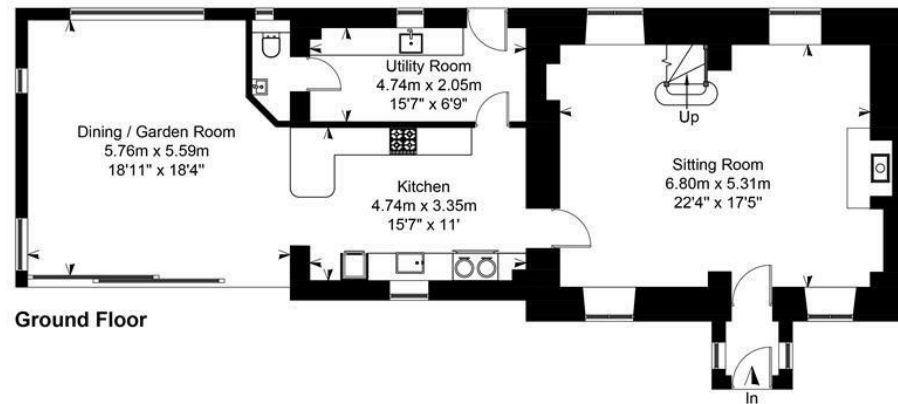


Second Floor

[] = Limited Use Area



First Floor



Ground Floor

SUBJECT TO CONTRACT

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