



R B WALTERS
ESTATE AGENTS



*Court Cottages, Little Witcombe, Gloucester,
Gloucestershire, GL3 4TU.*

£450,000

A gardeners delight! This exceptional character cottage exudes charm and elegance both inside and out offering generous living space, 3 double bedrooms and stunning gardens to the front and rear.

Rurally located in a sought after area surrounded by picturesque countryside and having an abundance of walks on your doorstep. This spacious cottage has been beautifully looked after by the current owners and now offers an ideal home for those looking to move straight in and enjoy a cosy home in a peaceful and tranquil environment.

The entrance hall leads to a lovely lounge with feature wood burning stove and then there is a dining room or additional sitting room with an opening to the former conservatory which has now been fitted with a conventional roof and skylights making it useable all year round. The re-fitted kitchen has plenty of storage and worktop space and there is also a utility and downstairs WC. The first floor has three double bedrooms each enjoying a picture postcard outlook and there is a family bathroom.

The front garden provides a welcome approach and is testament to the care and attention given by the current owners and side access leads to the rear garden which is completely private. Larger than one would expect the rear garden is sub divided into several areas and has a seating area at the back door ideal for lunch or breakfast. As you walk towards the rear there is an area of lawn, further seating areas and a working garden where you can grow vegetables. Further seating areas provide glimpses of the surrounding fields and are ideal for al fresco dining or relaxing with a glass of prosecco at the end of the day.

The sound of wild birds fills the air whilst the aroma from the blossom of the well established shrubs and plants will never grow old. The location is free of light pollution enabling wonderful starry skies to be viewed and mesmerized by.

Services - Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

Entrance Hall

Living Room

12' 0" x 11' 4" (3.65m x 3.45m)

Sitting Room

11' 1" x 10' 11" (3.38m x 3.32m)

Sunroom/Dining Room

9' 9" x 8' 11" (2.97m x 2.72m)

Kitchen

12' 3" x 7' 3" (3.73m x 2.21m)

Utility Area

7' 11" x 5' 10" (2.41m x 1.78m)

WC

4' 10" x 3' 11" (1.47m x 1.19m)

First Floor Landing





Bedroom
12' 4" x 10' 8" (3.76m x 3.25m)

Bedroom
11' 3" x 11' 2" (3.43m x 3.40m)

Bedroom
12' 4" x 7' 3" (3.76m x 2.21m)

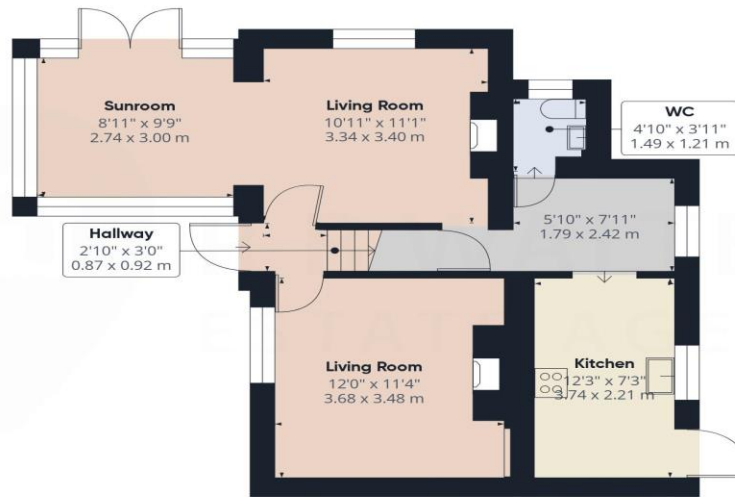
Bathroom
7' 9" x 5' 10" (2.36m x 1.78m)

Outside

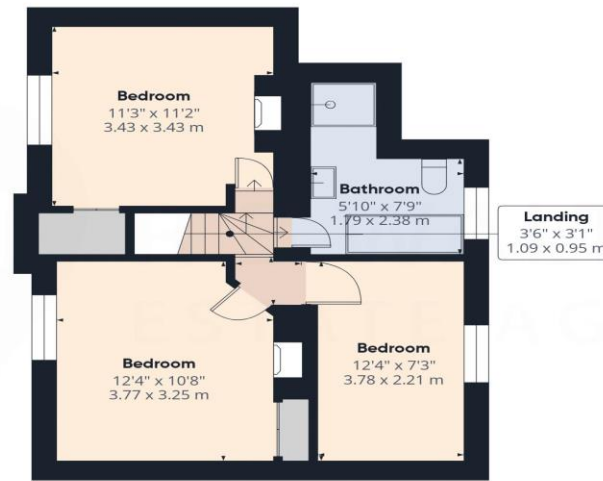
Layby Parking Directly Outside

Stunning Front and Rear Gardens





Ground Floor



Floor 1



Approximate total area⁽¹⁾

972 ft²
90.4 m²

(1) Excluding balconies and terraces

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

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