



BADGERS RISE

FOSSEBRIDGE, CHELTENHAM, GLOUCESTERSHIRE

Cirencester 7 miles, Cheltenham 15 miles,
Northleach 3 miles
(All distances and times are approximate)

**A well-proportioned family house,
tucked away on the edge of the
village, with good views over the
adjoining countryside**

Ground Floor: Hall • Sitting room/dining room
Family room • Bedroom • Kitchen/breakfast room
Utility • Cloakroom • Boot room

First Floor: 3 further bedrooms (one with dressing
room) • Bathroom.

Outside: Garage • Parking • Gardens

Butler 
Sherborn

Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Badgers Rise is situated on the Yanworth lane on the edge of the charming Cotswold village of Fossebridge. Approached via a long gravel driveway, the property occupies an elevated and secluded position, enjoying a high degree of privacy together with delightful views across open countryside and surrounding farmland. The house has well-proportioned family living space, with a large sitting/dining room, a separate family sitting room and a kitchen/breakfast room. There is also a bedroom on the ground floor and the boot room opposite has plumbing installed to convert to a shower room if required. There are three more bedrooms on the first floor and a family bathroom. The main bedroom has a dressing room en suite which has plumbing to convert to a bathroom.

To the front of the house is a gravelled parking area and a large single garage. The main garden to the rear of the house is south facing with paved and decked terraces and a lawn beyond. It adjoins and overlooks open pasture.

SERVICES

Mains water and electricity. Private shared drainage. Oil-fired central heating. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

TENURE

Freehold with vacant possession



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are no public footpaths across the property.

PLANNING

Badgers Rise is outside the village Conservation Area and is within the Cotswold AONB.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

EPC

Band D

VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester office -

T: 01285 883740 | E: cirencester@butlersherborn.co.uk

DIRECTIONS (GL54 3JW)

From Cirencester take the A429 Fosse Way towards Northleach and Stow on the Wold. Having passed The Stump pub at Fosse Cross, after about a mile begin to drop down a steep hill and turn left signposted to Yanworth and Roman Villa. The entrance to Badgers Rise is on the left hand side, set well back and immediately before a pretty Georgian house.

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Towns

Northleach 3 miles
Cirencester 7 miles
Cheltenham 15 miles
Burford 13 miles



Pubs

The Fossebridge Inn
The Stump, Fosse Cross 1.4 miles
The Wheatsheaf, Northleach 3 miles
The Sherborne Arms, Northleach



Train Stations

Kemble 12 miles
(direct services to Paddington)

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Badgers Rise

Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft
Outbuildings = 35.7 sq m / 384 sq ft
Total = 209.1 sq m / 2250 sq ft

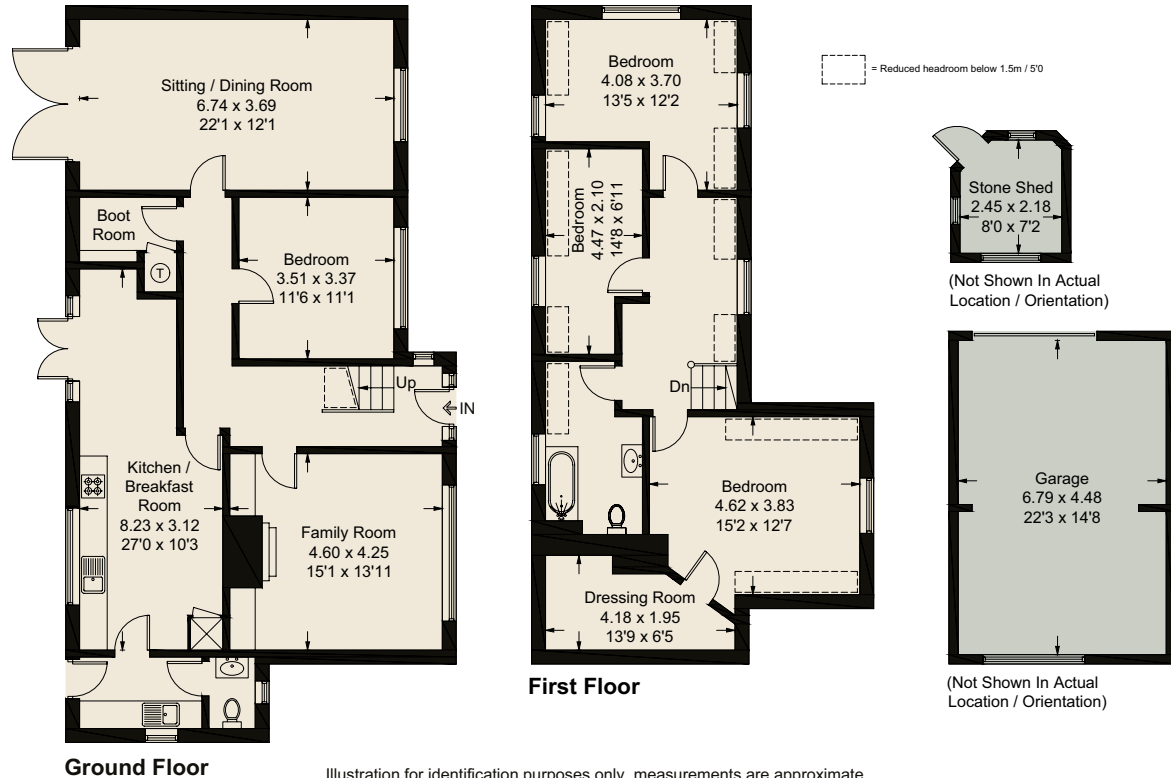


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279820)

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