

Willow Tree Cottage Oxlynch Lane, Oxlynch GL10 3DE

£875,000

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• Attractive detached period cottage • Beautifully extended and renovated throughout • Versatile ground floor accommodation • Planning permission granted for two-storey side extension • Approximately 1.09 acres of grounds including a pony paddock • Detached double garage and extensive driveway parking • Wonderful countryside views and peaceful rural setting • Spacious sitting room with inglenook fireplace • Council Tax Band F (£3,492.40) • EPC Rating E52

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Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Accommodation

The property is entered via an entrance porch, leading into the impressive sitting room, a wonderful reception space featuring exposed stonework, a substantial inglenook fireplace with a wood-burning stove and a striking exposed timber beam. There is also a dining area, providing an ideal space for entertaining and family gatherings, with attractive wooden flooring and views across the surrounding gardens. A versatile snug offers additional reception space and could equally be utilised as a ground floor bedroom, depending on requirements. The study provides an excellent space for home working, enjoying pleasant views and access to the outside. Completing the ground floor is a modern fitted kitchen, featuring a range of contemporary units, wooden work surfaces, integrated cooking appliances and space for further appliances, together with a useful cloakroom/WC.

The first floor offers two particularly impressive bedrooms, both enjoying attractive vaulted ceilings which enhance the sense of space and character. The bedrooms are generously proportioned, with built-in wardrobe storage and pleasant outlooks across the surrounding countryside and grounds. The master bedroom benefits from an attractive layout with additional space for bedroom furniture, while the second bedroom also offers excellent proportions and versatility. Completing the first floor is a stylish family bathroom, fitted with a modern suite comprising a bath with shower screen and shower over, wash hand basin and WC, complemented by contemporary tiling and contrasting floor finishes.





Outside

Willow Tree Cottage is approached via a long private driveway, providing an impressive approach to the property and leading to extensive gravelled parking and a detached double garage. The grounds extend to approximately 1.09 acres and offer an excellent combination of established gardens, outdoor entertaining space and open countryside surroundings. Immediately adjoining the property are attractive paved seating areas, ideal for outdoor dining and enjoying the peaceful setting, alongside landscaped borders and a level lawn. The gardens continue to provide generous outdoor space, with a useful garden store/shed adding further practicality. A particular feature is the pony paddock, offering excellent potential for those with equestrian interests or simply seeking additional outdoor space. The grounds enjoy beautiful far-reaching views across the surrounding rolling countryside and distant hilltops, creating a wonderful sense of privacy and rural tranquillity. Planning permission (S.21/1671/HHOLD) has also been granted for a two-storey side extension, presenting an exciting opportunity for a purchaser to further enhance and extend this already impressive home.

Location

Enjoying a beautiful countryside setting in Oxlynch, beneath the Cotswold escarpment, the property is ideally positioned for those seeking a quieter way of life with miles of open countryside, scenic walking routes and bridleways nearby. Haresfield Beacon is within easy reach, offering spectacular views across the surrounding landscape. Despite its rural surroundings, the property remains conveniently placed, with Stonehouse approximately 2.5 miles away and Gloucester providing a wider range of shopping, leisure and amenities. Excellent transport links are available via nearby railway stations, with services to London Paddington and Bristol Temple Meads, while Junction 12 of the M5 is just 1.5 miles away, providing convenient access to the wider motorway network.

Material Information

Tenure: Freehold
Council tax band: F
Local authority and rates: Stroud District Council - £3,669.10 (2026/27).
Electric supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas
Broadband speed: 3 Mbps (basic) and 1,000 (ultrafast).





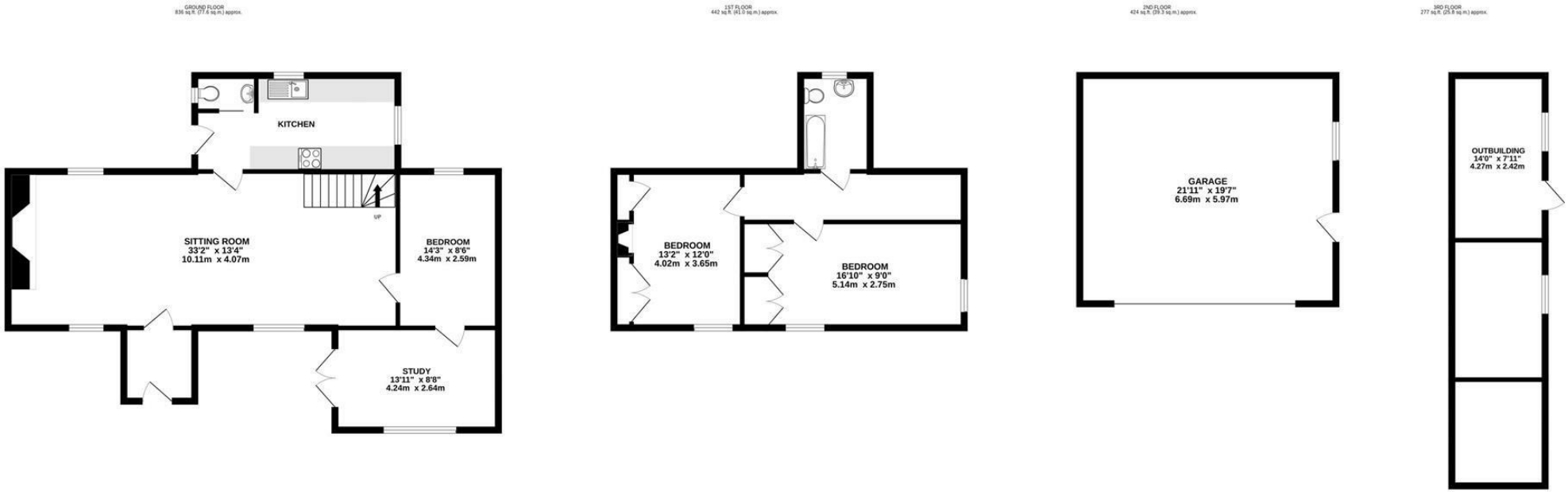


Mobile phone coverage: EE, Three, O2 and Vodafone.









TOTAL FLOOR AREA : 1978 sq.ft. (183.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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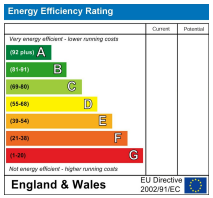
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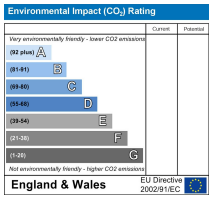
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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