



ROSE COTTAGE
Brand Green | Gloucestershire | GL19 3JE

HUGHES  SEALEY

Welcome to... ROSE COTTAGE

Welcome to Rose Cottage, a wonderful four/five-bedroom detached family home located in this highly sought after Gloucestershire hamlet. Set within a mature plot of circa 0.50 acre, the property enjoys a wealth of accommodation arranged over three floors, with the home enjoying two formal reception rooms, a wonderful open plan kitchen/dining/family room, two en suite bedrooms and extended, elevated views to the front elevation across neighbouring villages and open countryside and it is because of the above, that this property comes with a high recommendation to view.

Located off the main lane running through the hamlet, the property is tucked away and enjoys a high degree of privacy. To the front of the home is a large, gravelled driveway which will comfortably house 4 to 5 vehicles, with the remainder of the front being laid to lawns with an expansive selection of shrubs and trees dotted throughout. Internally, the home is accessed by the entrance porch which in turn leads to the welcoming hallway. To the head of the hallway is the separate study, enjoying lovely views over the garden.

To the left of the hall, is the spacious living room which has French doors leading to the rear terrace, whilst a log burning stove sits within an exposed red brick chimney breast, providing a focal point to the room. To the left of

the hall is the wonderful open plan kitchen/dining/family room.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances to include a two-door AGA as well as an eye level oven, integrated microwave, fridge freezer and dishwasher.

The dining area will comfortably house a six to eight-seater table and chairs.

Just off the dining area is the family room, which is a lovely, informal room where one can relax and unwind. Accessed from the kitchen is the separate utility room which allows access to the rear garden, whilst also providing access to the separate cloakroom and boot room with loft access.

To the first floor are three double bedrooms and a modern four-piece family bathroom with a large airing cupboard. The guest bedroom is located on this floor and benefits from a three-piece, en suite shower room. Stairs lead to the upper level, which is a loft conversion undertaken by the current owners, here the principal bedroom is found alongside a three-piece, en suite shower room and separate dressing room, although if required, this room could also become a fifth bedroom. Storage is provided via access doors in the eaves on both sides for the full length of the upper level.









Explore outside... ROSE COTTAGE

Externally to the rear is a large mature garden that enjoys a sizeable rear terrace, ideal for alfresco dining, an expansive lawn which is encased by mature flower beds, awash with colour and a separate utility area complete with garden sheds, storage facilities and composting area. Enclosing the garden is mature hedging which ensures one enjoys a high degree of privacy throughout the 0.5 acre plot.

LOCATION

Brand Green is a small semi-rural hamlet, in the parish of Paunton, located between Redmarley and Newent, on the borders of the Three Counties in west Gloucestershire. This popular area benefits from beautiful countryside, along with local apple orchards, vineyards, pastureland and numerous livery stables. The area offers an idyllic quality of life with many safe country public paths for walking, and excellent access and commuter links to larger towns and cities in the locality.

Paunton Village Hall is located approximately $\frac{1}{4}$ of a mile from the property where various activities including film nights, skittles, Coffee and Chat are regular events.

There are several village primary schools nearby and five selective grammar schools in Gloucester.

A perfect combination for semi-rural living, combined with modern-day accessibility.

Mileages: Redmarley (village) 5 mins, Newent 10 mins, Ledbury 20 mins, Gloucester 25 mins, Cheltenham 35 mins, Birmingham 1 hour 10 mins and Bristol 1 hour

ROAD: M50 (Jct 2) 10 mins, M5 (Jct 8) 20 mins, M5 (Jct 11A)



25 mins RAILWAY: Ledbury and Gloucester AIRPORT: Birmingham 1 hour 10 mins and Bristol 1 hour 20 mins

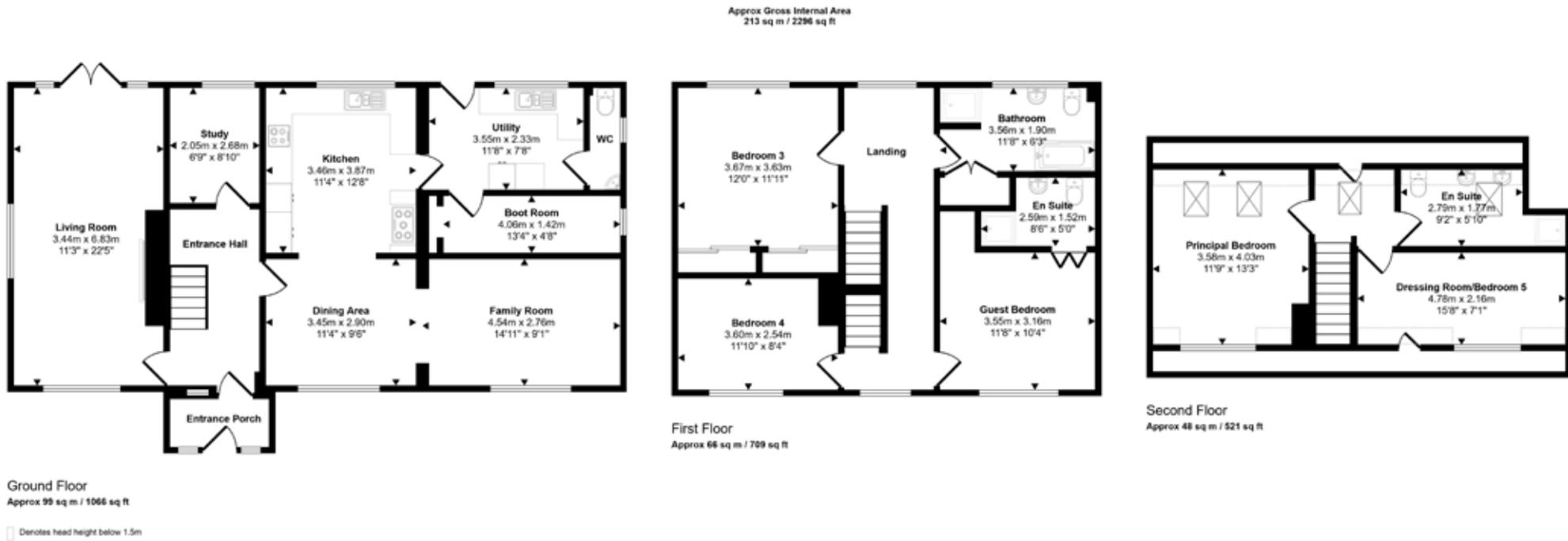
KEY FEATURES

- Property benefits from an ultrafast broadband connection.
- A spacious four/five bedroom detached family home, located in this sought after hamlet
- The property sits within a stunning, mature plot of circa 0.5 acre, which is highly private
- Due to the position of the home, one can enjoy elevated views to the front elevation
- Internally on the ground floor is an entrance porch, hall, living room and study
- Completing the ground floor is an open plan kitchen/dining/family room, utility room and cloakroom
- On the first floor are three double bedrooms and a modern family bathroom
- The guest bedroom on the first floor benefits from a three-piece, en suite shower room
- On the upper level is the principal bedroom, en suite shower room and dressing room/bedroom 5
- Externally the property enjoys driveway parking for multiple vehicles
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please use What3Words and use the following text: //mats.highbrow.gurgled.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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