



Dorothy Cottage Old Road, Gloucester GL2 8HT

£350,000



Dorothy Cottage Old Road, Gloucester GL2 8HT

• No onward chain • Quiet and peaceful location with countryside views • Three bedroom cottage in need of refurbishment • Full of character with original period features • Rare opportunity to acquire a period property project • EPC rating of F25 • Allocated off-road parking • Tewkesbury Borough Council - Tax Band C (£2041.02 per annum) 2026/2027.

£350,000

Entrance Hallway

Entrance hall that gives access to the family bathroom and kitchen.

Kitchen

Cottage style kitchen with space for oven, washing machine and fridge freezer completed with sink overlooking outstanding countryside views.

Dining Room

Multi-purpose use room with stairs to first floor.

Living Room

Generously sized living room with window to rear aspect.

Family Bathroom

Located on the ground floor, comprising wash hand basin, e.c. and bath with shower overhead.

Master Bedroom

Large double bedroom with view to rear aspect.

Bedroom Two

Double bedroom with built in storage space and window to rear aspect.

Bedroom Three

Accessed through the second bedroom, with far reaching views of the countryside.

Outside

To the rear of the property lies a private garden, complete with a decking area—perfect for relaxing or

entertaining. To one side of the property benefits from a garage, ideal for secure parking or additional storage. Furthermore, the property enjoys private side access, where allocated parking provides added convenience and ease for residents.

Location

Situated north of the historic City of Gloucester on the west side of the River Severn and close to Hartpury College. Maisemore provides its parishioners with the experience of countryside living alongside the convenience of being located 4 miles from the City Centre. With an active village hall, various country and riverside walks as well as local schooling and post office 2 miles away. This rural location is ideal for those looking to enjoy the good life.

Material Information

Tenure: Freehold

Local Authority and Rates: Tewkesbury Borough Council - Tax Band C (£2041.02 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Septic Tank.

Heating: Electric Boiler.

Broadband speed: Basic 25 Mbps, Ultrafast 1000 Mbps download speed.

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



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

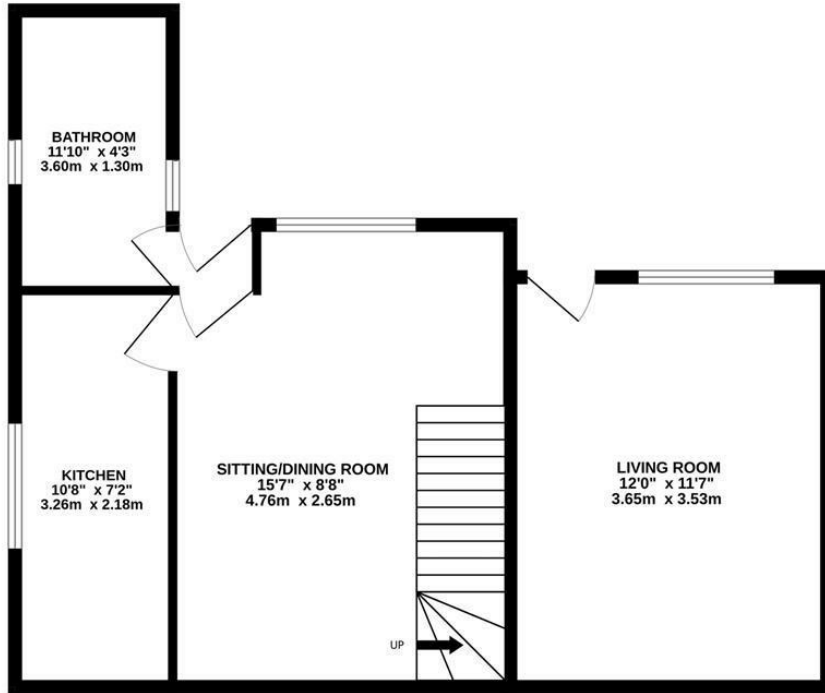
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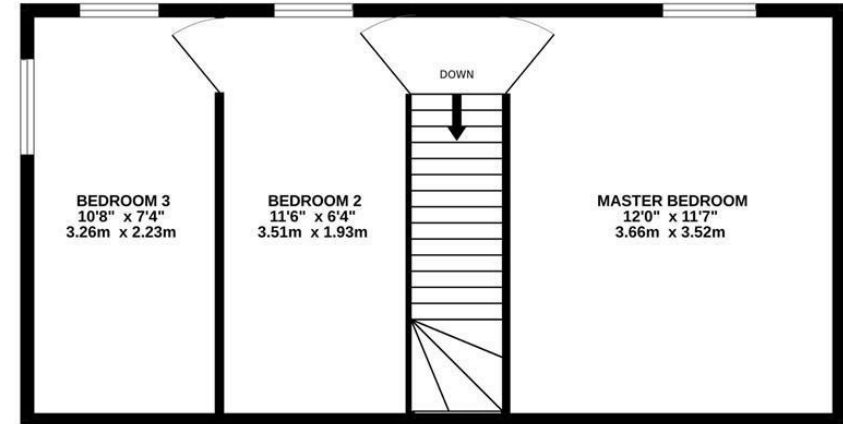
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GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 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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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.

Energy Efficiency Rating		Current	Potential
192 (100%)	A		
81-191	B		
35-80	C		
15-34	D		
8-14	E		
2-7	F		
1	G		
All energy efficient - higher running costs			
England & Wales		64	25



