

Conditioned



Rose Cottage Sticky Lane, Hardwicke GL2 4RD
£895,000



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• Aircon units in each room providing both heating & cooling to the rooms • No onward chain • Substantial five double bedroom family home • Extensive & flexible living accommodation throughout with integral double garage • Positioned on a plot measuring approximately 0.25 acres • Beautifully landscaped wrap around mature gardens • Private gated driveway providing off-road parking for multiple vehicles • EPC rating C75 • Stroud District Council - Tax Band C (£2,128.28 per annum) 2026/2027



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

£895,000

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Accommodation

A spacious entrance hallway provides a welcoming approach to the property, with ample space for coats and shoes and access to the kitchen/dining room via double doors. The impressive open-plan kitchen/dining room provides a versatile living and entertaining space, with a central island creating a natural division between the kitchen and living areas. The island incorporates a breakfast bar, useful worktop space and storage, while the kitchen itself offers further worktops and storage, an integrated dishwasher and plumbing for a washing machine and tumble dryer. Two windows overlook the gardens, with access also provided to the living room, garden room, downstairs WC and stairwell to the first floor. The generous living room features bi-fold doors spanning the width of the room, opening onto the front of the

property. The light and airy garden room provides excellent additional living space, with natural light flooding in through the windows, skylight and further bi-fold doors opening directly onto the garden. A downstairs WC completes the ground floor accommodation.

The first-floor landing provides access to all five bedrooms, the shower room and loft, with a Velux skylight overlooking the rear aspect. The impressive master bedroom benefits from built-in wardrobes and storage, an en-suite bathroom and access to a private balcony, providing space for seating and enjoying far-reaching countryside views. A further Velux window overlooks the front aspect, filling the room with natural light. The en-suite features a modern white suite comprising WC, wash hand basin, bath and separate shower cubicle, together



with a Velux window overlooking the rear. Bedroom two is a generous double with two Velux windows overlooking the front aspect, while bedroom three is another spacious double featuring two Velux windows to the front and two useful built-in storage cupboards. Bedroom four is a further double bedroom with two Velux windows overlooking the rear aspect, and bedroom five is also a double bedroom with a Velux window overlooking the rear. A modern shower room completes the first floor, comprising WC, wash hand basin and shower cubicle, with a Velux window overlooking the rear aspect.

Integral Garage

The integral double garage, located adjacent to the living room, benefits from power and lighting and offers excellent potential for conversion into additional living accommodation, subject to any necessary permissions. An electric roller door provides access from the front, with double doors leading through to the rear.

Outside

Beautifully presented, landscaped gardens surround the property, with an abundance of mature trees, established planting and greenery creating a peaceful and tranquil setting. The gardens

wrap around the property and provide a variety of seating areas, allowing you to enjoy the sunshine throughout the day and providing an ideal setting for entertaining during the summer months. A large pond forms a lovely focal point, with a dedicated pump room situated behind, providing the necessary equipment for maintaining the pond as well as useful additional storage space.

To the front, a substantial driveway provides ample off-road parking for numerous vehicles. Electric gates, operated via a convenient fob entry system, open from the road onto the driveway, which in turn leads to a further gate providing access to the property itself.

Location

Established and highly sought after, Hardwicke offers various amenities to include a large Tesco and Aldi superstores, Post Office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City Centre the location is ideal for both professionals and families alike.

Material Information



Tenure: Freehold.

Local Authority and Rates: Stroud District Council - Tax Band C (£2,128.28 per annum) 2026/2027.

Electricity supply: Mains. Solar panels on the roof are owned outright and will be passed on to the next owners.

Water supply: Mains.

Sewerage: Sewage Treatment Plant.

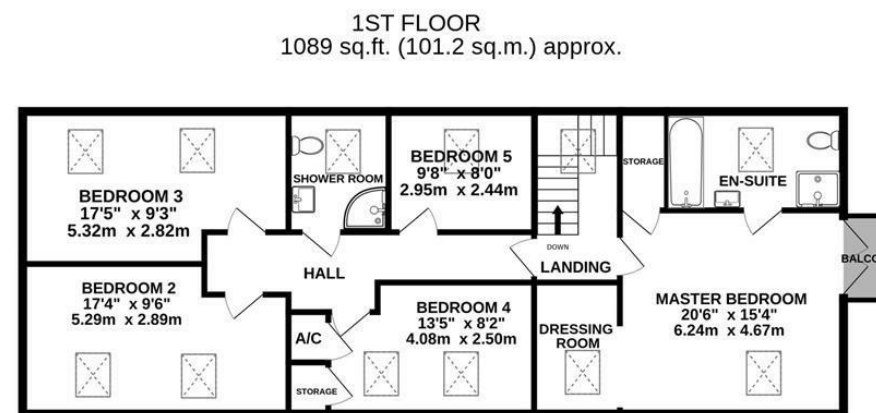
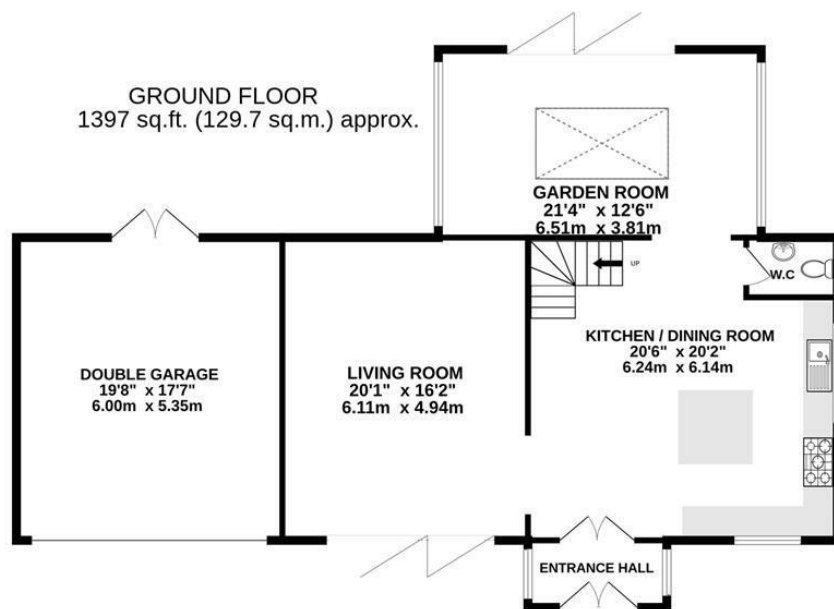
Heating: Aircon units in each room

providing both heating & cooling to the rooms.

Broadband speed: Basic 16 Mbps, Ultrafast 550 Mbps download speed.

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





TOTAL FLOOR AREA : 2486 sq.ft. (231.0 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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