

# BLENHEIM COTTAGE RANDWICK



WHITAKER  
SEAGER



# BLENHEIM COTTAGE, RANDWICK, STROUD, GL6 6ES

A TASTEFULLY RENOVATED DETACHED  
COTSWOLD STONE COTTAGE WITH GARDEN,  
PARKING, AND COMMANDING VIEWS  
TOWARDS SELSLEY COMMON

## *The property*

Located in an elevated setting between Townsend and Randwick, with far-reaching views across Ebley towards Selsley Common, this attractive Cotswold stone cottage has undergone an extensive renovation. This beautifully transformed home, set on a 0.165-acre plot, now benefits from new flush casement windows and doors throughout from Residence (A rated), a new open porch, re-pointing, two new dormer windows, and a reconfigured ground floor. All tiles and engineered oak flooring are from Beswick Stone, and the stylish new kitchen is from Howdens with a quartz worktop and walk-in larder, opening into the dining room to create a light-filled space perfect for modern living. This area, with its partly vaulted ceiling, features dual aspect windows and an attractive Cotswold stone fireplace. The property is fully re-wired and re-plumbed, with a boiler installed a few years ago. All interior lights are from Pooky, adding to the quality finish.

The centrally positioned front door opens into a welcoming hallway with engineered oak flooring. Here you'll find the staircase, a new shower room, and a utility

room with quarry-tiled flooring and a side door to the patio. The traditional sitting room at the front enjoys a cosy Cotswold stone fireplace and pleasant outlook, while the kitchen/dining room sits opposite across the hall.

Upstairs, the first floor continues with wooden floorboards. The principal double bedroom enjoys views, a feature fireplace, and a built-in wardrobe. A single bedroom or home office shares the front aspect, while the stylish family bathroom sits at the rear. On the top floor, two double bedrooms enjoy dual aspects and newly added dormer windows, bringing in more light and space. A cloakroom completes the top floor.

Subject to planning permission, there is space for a side extension.

#### Property Information:

Ofcom: Broadband coverage - Ultrafast available. Mobile coverage: Indoor & outdoor good.  
Parking on own driveway.  
LPG central heating.





**Guide price**  
**£585,000**

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- *Sitting Room*
  - *Open-plan Kitchen/Dining Room with Larder.*
  - *Shower Room*
  - *Utility*
  - *Three Double Bedrooms*
  - *Bedroom 4/Home Office*
  - *Family Bathroom*
  - *Garden*
  - *Gated Parking*
  - *No Onward Chain*
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**WITHIN EASY REACH...**

*Stroud 2.1 miles*

*Stonehouse 2.8 miles*

*Painswick 4.9 miles*

*Gloucester 10.8 miles*

*Cheltenham 14.9 miles*

## *Outside*

The enclosed grounds are a real asset to this property, measuring approximately 0.165 acres and offering ample space to reposition the driveway if desired — see Stroud District Council planning reference: S.24/1188/HHOLD. Double five-bar gates open onto a gravelled driveway providing private parking. To the side is a recently laid patio, perfect for outdoor entertaining. The garden itself is a blank canvas, ready for the next owners' input and ideas. Several young trees have recently been planted to create future screening, and the garden is mainly laid to grass with some maturing shrubs. A screened LPG tank is tucked away to the side of the cottage. Wired for an electric charging point.

## *Situation*

Townsend, near Randwick, is a desirable village location offering a wonderful balance of countryside living and excellent local amenities. Families are well served by popular primary schools in Randwick and nearby Stroud, as well as respected senior, grammar, and independent schools including Stroud High, Marling School, and Wycliffe College. The area is fringed by the beautiful Randwick Woods, perfect for dog walking and outdoor adventures. For commuters, Townsend is ideally positioned within easy reach of Junction 13 of the M5, while both Stonehouse and Stroud railway stations offer direct services to London Paddington, making it an attractive choice for those seeking village life with convenient city connections.



Approximate Gross Internal Area = 140.8 sq m / 1515 sq ft

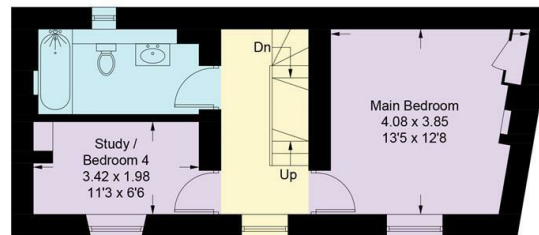
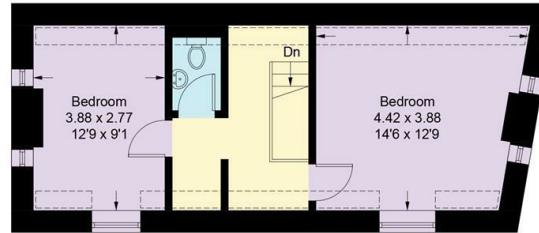
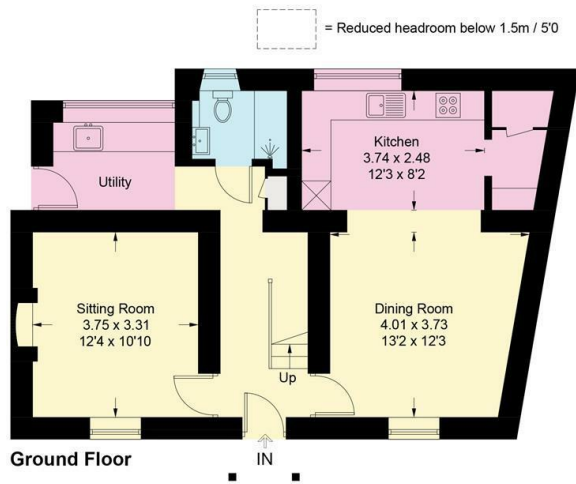


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225038)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	39	42
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 6ES

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District. Council Tax Band D and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

