



Gardeners Cottage
Gretton | Cheltenham | Gloucestershire | GL54 5ES

GARDENERS COTTAGE



*Timeless Cotswolds elegance, beautifully
reimagined*



Discreetly positioned behind a private driveway in the heart of the sought-after Cotswold village of Gretton, Gardeners Cottage is a truly enchanting Grade II Listed country cottage. The property effortlessly blends historic character with refined modern comfort.

Constructed in the region's iconic honey-coloured Cotswold stone, the home immediately captivates with its timeless charm and peaceful setting. Mature gardens frame the property, while classic architectural features provide an elegant introduction to a home defined by warmth, craftsmanship, and understated country luxury.

- Grade II Listed Cotswold stone cottage
- Beautifully renovated throughout
- Four double bedrooms arranged over three floors
- Character features including flagstone floors, exposed beams and fireplaces
- Stunning inglenook fireplace with log burner
- Kitchen/dining room with Aga and central island
- Utility and boot room
- Private landscaped cottage gardens
- Private driveway with off-road parking and electric double gates
- Located in the desirable village of Gretton near Winchcombe



STEP INSIDE

Ground Floor

The accommodation unfolds across three carefully arranged floors, where original period features sit harmoniously alongside tasteful contemporary finishes.

A welcoming reception hall leads into a generous family living space where exposed beams, natural stonework, and traditional flagstone flooring create an atmosphere of authentic Cotswold character. Dual-aspect windows allow natural light to flood the room while a wood-burning stove forms a cosy focal point, perfect for relaxed evenings at home.

The separate sitting room provides an equally inviting yet more intimate retreat. Centred around a magnificent inglenook fireplace, this beautifully proportioned room offers a wonderful setting for entertaining or peaceful winter evenings beside the fire.

At the heart of the home lies the impressive kitchen/dining room. Designed with both everyday living and entertaining in mind, the space features a classic Aga, central island, and direct access to the gardens. There is also a useful cloakroom/shower room, and a fully fitted utility and boot room with stable door, ensuring the practicalities of country living are seamlessly catered for.





SELLER INSIGHT

“ From the moment we first saw the cottage, we were captivated by its character and beauty. The honeyed Cotswold stone, softened by wisteria tumbling across the front in full bloom, felt like something from a painting. It had charm in abundance, the kind that is impossible to replicate, and we knew immediately it was somewhere we could feel at home.

Inside, the snug and lounge quickly became our favourite retreats, especially in winter when the wood burners are lit and the rooms glow with warmth. There are window seats dotted throughout the house that have provided countless quiet moments with a book or a morning coffee. The kitchen, centred around the Aga, is wonderfully welcoming - particularly after a long dog walk when stepping inside feels like a reward in itself.

The cottage wears its history proudly. Thick, exposed Cotswold stone walls and generous fireplaces anchor the rooms, while old wooden beams tell stories of centuries past. One of the most distinctive features is the old “cheese” door and original floor beam in a second-floor bedroom - quirky details that give the house personality and a tangible connection to its heritage.

Originally two separate cottages, the house still benefits from two staircases leading to the bedrooms, which gives it both flexibility and flow. The layout moves naturally from room to room, offering cosy corners alongside more open, social spaces. It's a home that feels both intimate and generous at the same time.

The setting is equally special. Positioned in the heart of Gretton, the cottage is surrounded by beautiful countryside yet remains close to the amenities of Winchcombe. There's a pretty local church just along the way, and despite the tranquillity, everything you need is within easy reach.

The rear garden and courtyard have been a constant source of enjoyment. Sunshine fills the space from mid-morning onwards, making it perfect for relaxing or entertaining. Roses, lavender, and the ancient wisteria - flowering twice a year and much admired - create a private, quintessentially English country garden. We've hosted many gatherings here, from summer barbecues and birthday celebrations to magical Christmases when the house truly comes into its own.

Gretton itself has a wonderfully strong sense of community. From quiz nights and classes at the Village Hall to the annual Apple Rock Festival and Summer Fete, there's always something bringing people together. As dog owners, we've been spoilt for walks - the Winchcombe Way runs past the house, and six official trails cross through nearby Winchcombe. The Royal Oak pub, with its excellent food and views across open countryside (and the occasional steam train passing by), is a firm favourite. My advice to the next owners would be simple: embrace village life, join in the events, and savour the privilege of living in such a beautiful house surrounded by such exceptional countryside.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First & Second Floor

Upstairs, the home continues to impress with a collection of beautifully proportioned bedrooms, each rich in character and filled with natural light.

The principal bedroom suite enjoys dual-aspect views and features a striking stone fireplace, creating a peaceful and elegant retreat. There is also a charming guest bedroom with exposed floorboards that sits alongside two further double bedrooms with vaulted ceilings, enhancing both the sense of space and architectural charm.

A stylish family bathroom and additional shower room serve the upper floors, providing flexibility for both family life and visiting guests.













STEP OUTSIDE

The gardens at Gardeners Cottage form a true extension of the home. Carefully designed and wonderfully private, they provide a delightful backdrop for outdoor living throughout the seasons.

Mature planting, soft lawns, and thoughtfully positioned seating areas create a setting ideal for summer dining, relaxed entertaining, or simply enjoying the tranquillity of the surrounding countryside.

Approached through electric double gates, a private driveway leads to the property and provides plentiful off-road parking, completing the practical benefits of this charming village home.







LOCATION

Gretton is widely regarded as one of the Cotswolds' hidden gems, a quintessential village surrounded by rolling countryside yet exceptionally well connected.

The much-loved Royal Oak public house is within walking distance, offering a welcoming focal point for village life. Nearby Winchcombe, just two miles away, provides an excellent range of independent shops, cafés, restaurants, and everyday amenities, along with the historic Sudeley Castle - one of the region's most celebrated landmarks.

Cheltenham, famed for its Regency architecture, cultural festivals, and excellent schooling, lies approximately twenty minutes away, providing the perfect balance of countryside tranquillity and town convenience.





INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band F - Tewkesbury Borough Council

Property Construction - Standard - Cotswold stone & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains gas

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Driveway parking for 3 cars.

Special Notes - The property is situated in Gretton Conservation Area.

The property is split over two title numbers.

Directions

The postcode for the property is GL54 5ES.

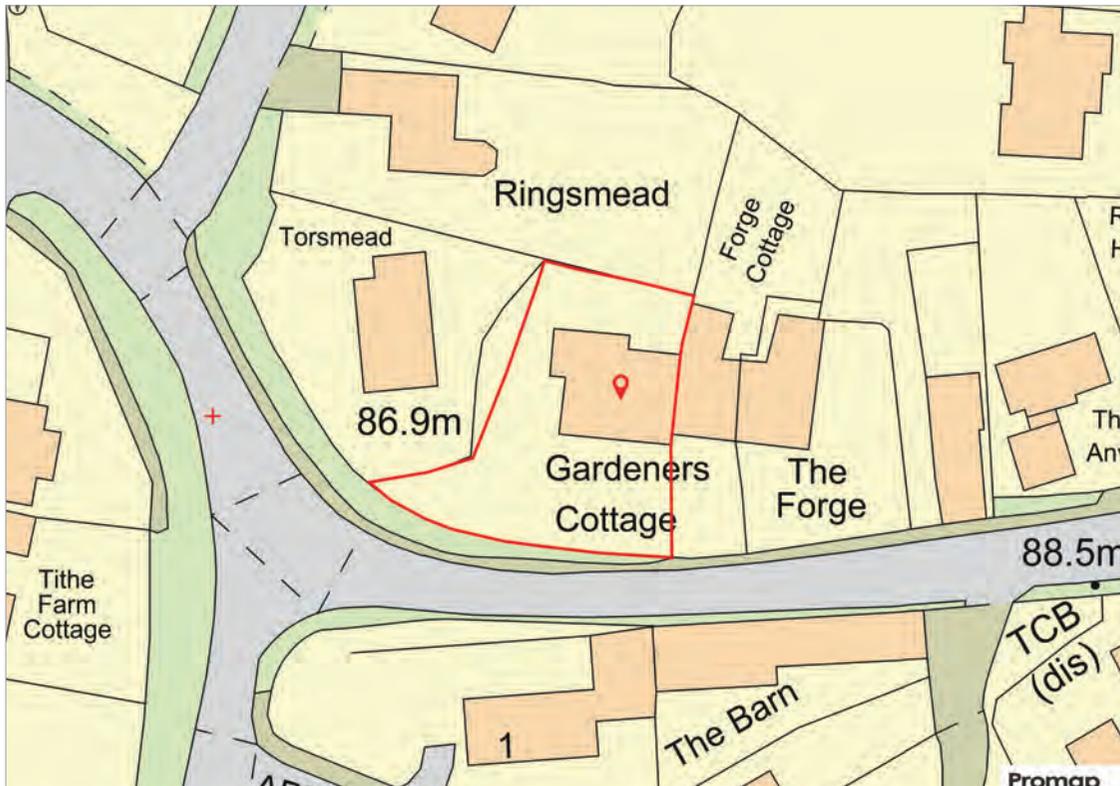
What3words: ///sleepers.margin.accompany

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01608 619 919 - kathryn.anderson@fineandcountry.com.

Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-and-cirencester-estate-agents>



Approximate Gross Internal Area 2343 sq ft - 218 sq m

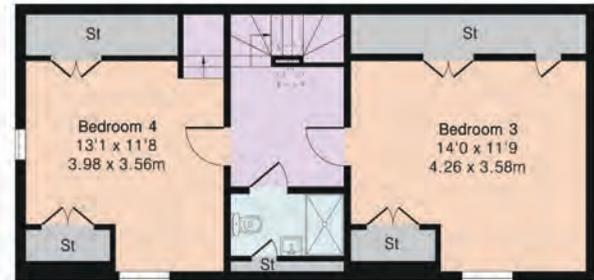
Ground Floor Area 1163 sq ft – 108 sq m

First Floor Area 590 sq ft – 55 sq m

Second Floor Area 590 sq ft – 55 sq m



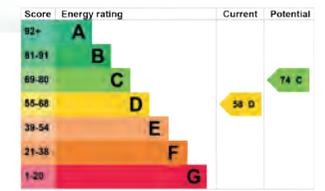
Ground Floor



Second Floor



First Floor



Whilst we carry out reasonable due diligence prior to marketing a property to let and endeavour to provide accurate information, prospective tenants are advised to satisfy themselves as to the suitability of the property prior to entering into any agreement. All information is provided to the best of our knowledge and should not be solely relied upon. Responsibility for verifying matters such as council tax banding, utilities, broadband availability, flood risk and any other relevant factors rests with the prospective tenant.



All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure accuracy, they should not be relied upon. The fixtures, fittings and appliances referred to have not been tested at the point of marketing and no guarantee can be given as to their condition or working order. However, all required statutory safety checks will be carried out as required prior to occupation and certificates shared. Photographs are provided for general information purposes, and it should not be inferred that any item shown is included with the property unless specifically stated. Printed 25.03.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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