

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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Entrance Hallway

Spacious hallway, ideal for shoes and coats, provides access to the kitchen via double doors.

Kitchen / Dining Room

The beautiful open plan space boasts convenient space for living area central island providing separation from the kitchen itself. The island offers a breakfast bar and suitable worktop and storage space. The kitchen itself benefits from further worktop and storage space alongside integrated dishwasher, plumbing for a washing machine and tumble dryer. Two windows overlook the gardens whilst access is provided to the living room, garden room, w.c and stairwell leading to the first floor of the property.

Living Room

Generous sized living room with bi-fold

doors spanning the length of the room opening out to the front of the property.

Downstairs W.C

White suite cloakroom comprises w.c and wash hand basin.

Garden Room

The light and airy room offers additional living space with an abundance of natural light streaming into the room via the windows, sky light and further bi-fold doors providing access to the garden itself.

Landing

Landing area provides access to all five bedrooms, shower room and to the loft above. Velux window overlooks the rear aspect of the property.

Master Bedroom

The master suite provides convenient built-in wardrobes and storage space



whilst providing access to the en-suite. Access is also provided to a balcony providing suitable seating space whilst offering far reaching Countryside views. Velux window overlooks the front aspect allowing further light into the room.

En-Suite

Modern white suite bathroom comprises w.c, wash hand basin, bath, shower cubicle and velux window overlooking the rear aspect.

Bedroom Two

Double bedroom with two velux windows overlooking the front aspect.

Bedroom Three

Double bedroom with two velux windows overlooking the front aspect and two built-in storage cupboards.

Bedroom Four

Double bedroom with two velux windows overlooking the rear aspect.

Bedroom Five

Double bedroom with velux window overlooking the rear aspect.

Shower Room

Modern white suite shower room comprises w.c, wash hand basin, shower cubicle and velux window overlooks the rear aspect.

Integral Garage

Double garage with power and lighting, adjacent to the living room, offers the potential to be converted into additional living space if required. Electric roller door provides access from the front with double doors providing access from the rear.

Outside

Beautifully presented landscaped gardens offers an abundance of trees and planting helping to create a peaceful and tranquil setting throughout. Wrapping around the entirety of the property, the gardens offers many suitable seating areas to enjoy the sun all day long and be able to entertain guests throughout the summer months. Large pond is also found with pump room behind helping to run the pond itself and offering additional storage space if required. At the front of the property is a large driveway offering off-road parking for many vehicles. Electric gates from the road, opened via a fob entry system, open to the driveway leading to the 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.

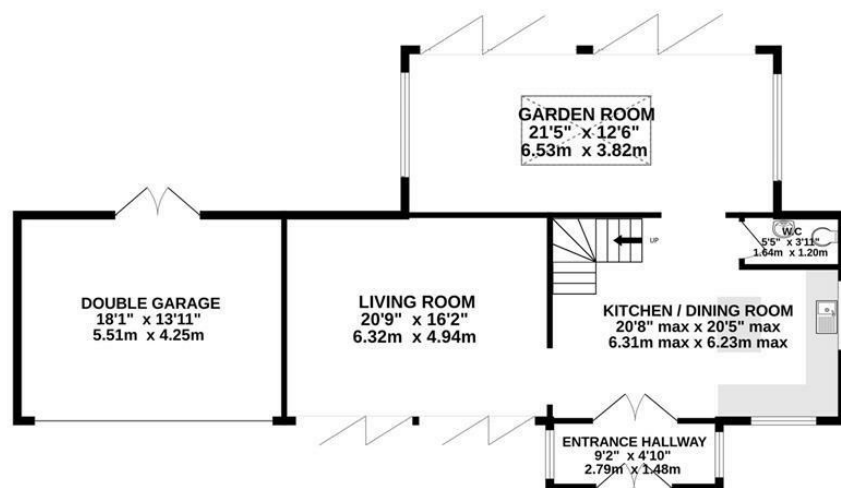
Broadband speed: Basic 16 Mbps, Ultrafast

550 Mbps download speed.

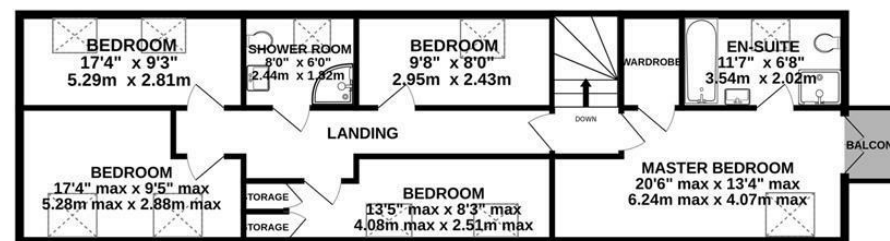
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



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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