



SOUTHLODGE

Edgeworth, Stroud, Gloucestershire



SOUTH LODGE EDGEWORTH

A characterful Cotswold stone house with landscaped gardens, off street parking and secondary accommodation, set within the desirable village of Edgeworth.



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Local Authority: Cotswold District Council Council Tax band: G Tenure: Freehold

Services: Mains electricity and water. Oil fired central heating. Private drainage.

Distances: M5 (Junction 11A) 7 miles | Cirencester 8 miles | Kemble Station 9 miles (London Paddington 75 minutes)

Cheltenham 12 miles. (All distances and times are approximate).

Directions: What3words: [///journals.edge.exporters](https://www.what3words.com/)

Guide Price: £1,500,000



THE PROPERTY

South Lodge is a quintessential Cotswold property located in the desirable village of Edgeworth. It is well proportioned throughout and has a natural flow of both living and bedroom space. The ground floor comprises a spacious sitting room with a wood-burning fire, a kitchen/dining room, a study and a snug.

Upstairs, the principal bedroom benefits from an en suite shower room and a south-facing balcony. There are three further bedrooms and a family bathroom.

In the garden, there is a one bedroom annexe which has potential to further extend and develop, subject to the necessary planning consents.





SITUATION

Edgeworth is one of the prettiest and unspoilt villages in the Cotswolds, set amidst spectacular Cotswold countryside, in the heart of the Area of Outstanding Natural Beauty.

Nearby Miserden has a post office/shop, pub and primary school. Cirencester (about 8 miles) has an excellent range of everyday shops and services. Cheltenham (12 miles) is the main regional centre, with first-class shopping facilities and various cultural amenities, including a theatre and a literary festival. Other regional centres include Bath, Bristol, Swindon and Gloucester.

The A419 dual carriageway at Cirencester provides excellent access to Junction 15 of the M4 at Swindon. Junction 11A of the M5 at Gloucester is about 7 miles. Direct rail services to London Paddington from Kemble Station (11 miles), scheduled to take from 75 minutes.

Private schools within daily driving distance include Westonbirt, Beaudesert Park and the Cheltenham Colleges.

Recreational opportunities include National Hunt racing at Cheltenham, polo at Edgeworth, Cirencester Park and Westonbirt and various golf courses. The surrounding countryside has many excellent walks and rides.





GARDEN

The house is surrounded by gardens, mainly laid to lawn. There is also a patio area perfect for outdoor dining. Mature hedges give a real sense of privacy, and flower beds are scattered throughout. There is off street parking for a few cars and a double garage.



South Lodge
Edgeworth, Stroud

Gross Internal Area (Approx.)
Main House = 186 sq m / 2,002 sq ft
Annexe = 73 sq m / 785 sq ft
Garage / Store = 45 sq m / 484 sq ft
Total Area = 304 sq m / 3,271 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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