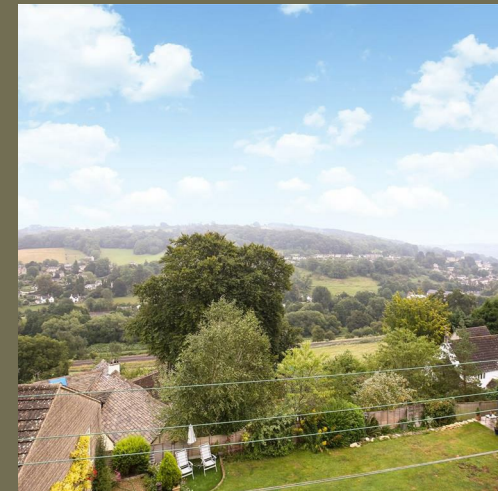


JASMINE COTTAGE  
BUTTERROW LANE



WHITAKER  
SEAGER

# JASMINE COTTAGE, BUTTERROW LANE, STROUD, GL5 2LX

A BEAUTIFUL 4 BEDROOM COTTAGE WITH ELEVATED VIEWS, A PRETTY GARDEN AND PARKING.

## Description

Occupying a much coveted position, nestled below Rodborough common and just 1.3 miles from the centre of Stroud. This renovated semi - detached Cotswold stone cottage enjoys beautifully presented family accommodation and great character. Elevated views across the valley to Stroud, Thrupp and beyond can be enjoyed from the majority of rooms, however, are particularly spectacular from the first and second floor. From an entrance hall doors open to the living space, an exposed fireplace forms a focal point to the sitting room whilst a reclaimed cast iron radiator adds further charm. The kitchen provides room for dining, a range of wall and base units and views from kitchen sink across the valley. Stairs rise to the first floor. Adjoining the kitchen is a second reception room with patio doors connecting to the garden. From the first floor landing doors radiate to two bedrooms and a family shower which has

been stylishly modernised. Both bedrooms boast period fireplaces and elevated views, one being particularly impressive due to its size. A staircase from the landing leads to the second floor where a further two bedrooms are positioned. Once again these afford the most wonderful views, offer built in storage and are served by a family bathroom.

Guide price  
**£425,000**

Government Guidelines - Covid 19: Please request a video tour of this property prior to booking an appointment.





• Hall • Sitting Room • Kitchen/Breakfast Room • Family Room • 4 Bedrooms • Family Bathroom • Family Shower Room • Parking • Enclosed Gardens • Views

## Outside

A pretty garden extends to the side of the cottage and affords privacy and views. Enjoying great maturity, the garden provides an area of lawn, flower borders, raised vegetable beds, an apple tree and a tree house. A seating area lies directly adjacent to the family room. A tarmac area to the front of the cottage provides parking for one car.

## Directions

From the centre of Stroud travel on the A419 in the direction of Cirencester. Pass the BP Garage and on reaching the traffic lights turn right and proceed up Butterrow Hill. Halfway up the hill turn left into Butterrow Lane. Park in the public parking bays on the left hand side. Proceed on foot down the lane to locate the cottage on the right hand side, denoted by our for sale board.

## Location

Positioned along Butterrow Lane which lies below the slopes of Rodborough and Minchinhampton Commons. The area of Butterrow cascades down the hillside, it is a mixture of old and modern dwellings gaining a view over the fringe of Stroud to the wooded hillside opposite that climbs to Lypiatt. Stroud just 1.3 miles away is the administrative and commercial centre and provides many facilities including Waitrose and a weekly Farmers Market. Roads radiate to the larger urban centres, travel being aided by the presence of the M5 west of Stonehouse and London (Paddington) train services passing through Stroud Railway Station and Kemble Railway Station (12.6 miles). Several primary schools are located within 1 mile and include Gastrells Community Primary School, Rodborough Community Primary School and Thrupp School. Stroud High and Marling Grammar schools located in nearby Stroud are popular choices for secondary education.

## General Information

**Tenure:** Freehold

**Postcode:** GL5 2LX

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

**Fixtures and Fitting:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

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

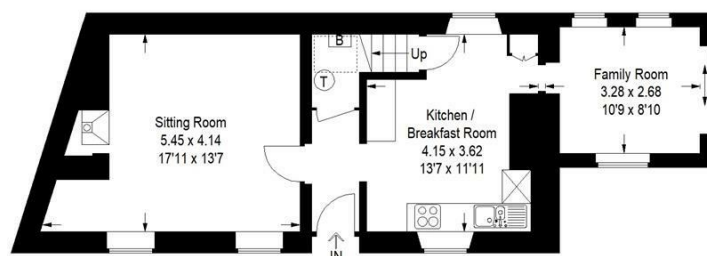


## Jasmine Cottage

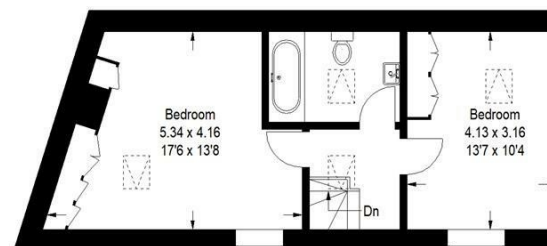
Approximate Gross Internal Area  
133.1 sq m / 1433 sq ft



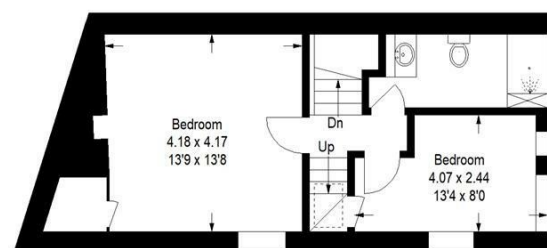
= Reduced headroom below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 673368 )

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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