COWDELL COTTAGE
CAUDLE GREEN

WHITAKER SEAGER

COWDELL COTTAGE, CAUDLE GREEN, CHELTENHAM, GL53 9PR

SITUATED IN A CHARMING HILLSIDE COTSWOLD HAMLET, THIS DETACHED COTSWOLD STONE COTTAGE REQUIRES RESTORATION AND OFFERS A GARDEN AND PARKING.

The property

Located in a delightful, elevated hilltop Cotswold hamlet, just off the village green, lies this detached three-bedroom cottage. Constructed of traditional Cotswold stone, this much-loved family home has been owned by the same family for many decades.

The property requires complete modernisation, including repair to the roof, but offers a wonderful opportunity for someone to create a bespoke country home in a charming setting.

The rear of the house faces a single-track country lane, while the front overlooks its beautiful cottage garden. The central front door opens into a small hallway with stairs rising to the first floor and a useful storage cupboard beneath. From here, doors lead to both the kitchen/breakfast room and the sitting room.

The sitting room is filled with natural light, enjoying three windows overlooking the garden and a further window to the rear. A stone-surround open fireplace forms the central focal point, with built-in shelving to one side. The dual-aspect kitchen/breakfast room houses the oil-fired Rayburn, which provides heating, hot water, and cooking facilities, and benefits from a walk-in cupboard. A side door opens into a porch with an additional door to the garden (please note a temporary WC was installed here for an elderly parent's convenience).

Property Information:

Covenants: There are restrictive covenants relating to the cottage: No garage or carport to be erected and no vehicle higher than 6ft can park on site – please ask the agent for further details.

Drainage: Shared septic tank (owned by the neighbouring house, with contribution of 1/8th of the costs).

Heating: Oil-fired central heating and open fire.

Parking: Gravelled parking for one vehicle.

Broadband: The vendor informs us of a Gigaclear point outside the cottage. Mobile: good externally but limited indoors.

Guide price

£500,000

- *Three Bedrooms*
- *Upstairs Bathroom*
- *Sitting Room*
- *Kitchen/Dining Room*
- *Side Porch*
- *Pretty Garden*
- *Parking for One*
- *NO ONWARD CHAIN*

WITHIN EASY REACH...

Stroud 9.2 miles
Cirencester 9.6 miles
Gloucester 11 miles
Cheltenham 8.9 miles

Outside

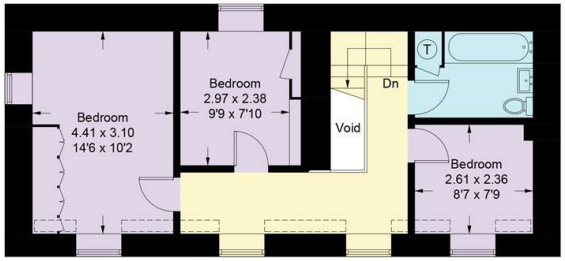
The rear garden is a real highlight and will delight any green-fingered enthusiast. Enclosed by a mix of mature hedging and Cotswold stone walls, it features a level lawn bordered by wide, cottage-style flower beds. There is also a greenhouse, a wooden shed, and a further shed adjoining the neighbour's shed (with an asbestos roof). Gravelled parking for one vehicle lies to the side of the house, with a gate leading to a path that continues to the front door. For directions: What 3 Words: encloses.burden.grownup.

Situation

Caudle Green is a picturesque Cotswold hamlet set on a peaceful hillside surrounded by beautiful open countryside. At its heart lies an area of charming common land, known locally as The Village Green, giving the community a quintessential rural character. The neighbouring village of Miserden offers everyday amenities including The Carpenters Arms, a welcoming country pub, along with a village shop, post office, and nursery. Birdlip is also nearby, home to The George Hotel and a well-regarded primary school. Both Miserden Primary School and Birdlip Primary School serve the area, making it ideal for families. Conveniently positioned, Caudle Green lies within easy reach of Cheltenham, Gloucester, Cirencester, and Stroud, each providing a wider range of shopping, leisure, and cultural facilities.

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft
(Including Void)

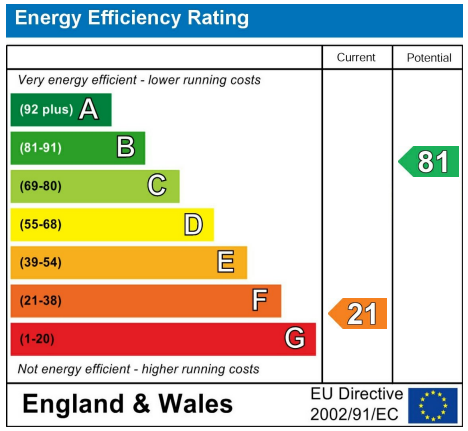
= Reduced headroom below 1.5m / 5'0



First Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248274)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL53 9PR **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: Cotswold District. Council Tax Band E and EPC rating G

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.