LITTLE STOKE COTTAGE
HORSLEY

WHITAKER SEAGER

LITTLE STOKE COTTAGE, HARTLEY BRIDGE, HORSLEY, STROUD, GL6 0QB

A CHARMING EXTENDED THREE BEDROOM DETACHED COTTAGE IN AN IDYLLIC SETTING ON THE EDGE OF THE VILLAGE.

the property

Situated in an idyllic location and tucked away from busy roads, this charming three bedroom detached extended cottage offers a wonderful blend of character, comfort and modern living. Lovingly restored and enhanced by the current owners, the property retains many original features alongside a range of thoughtful improvements.

Works include a substantial extension creating additional living space, a stylish country style kitchen, recently fitted log burning stove, replacement windows and doors and, more recently, a detached double garage/workshop.

Entering through the front door, stairs rise to the first floor, while a doorway opens into the impressive kitchen/dining room, with it's feature quarry block flooring. The kitchen features contemporary Shaker style wall and base units, useful storage recesses, a 1.5 drainer sink unit and attractive oak worktops. Dual aspect windows, one with a bay front, tiled splashbacks and integrated dishwasher and fridge. There is also a useful breakfast bar peninsula which provides an ideal space for casual dining, when the main dining table is not in use.

Steps lead up to the useful utility room, with it's twin skylights and underfloor heating, space for a fridge and freezer, wall mounted storage, plumbing for a washing machine and housing for the oil central heating boiler. There is also a downstairs cloakroom with its innovative light tunnel and a door with access out to the rear garden.

The characterful sitting room features a Cotswold stone feature wall with inset log burning stove, exposed ceiling beam and dual aspect windows, creating a warm and inviting space.

To the first floor, the refitted family bathroom includes an oversized bath with rainhead shower, twin heated towel rails and vanity unit with wash hand basin. Two front facing bedrooms are found on this level, with a further staircase leading to the principal bedroom, again enjoying a front facing aspect.

The W3W property locator is collides.apes.steer

Guide price

£615,000

- *Entrance Hallway*
- *Sitting Room*
- *Kitchen/Dining Room*
- *Utility Room & Downstairs Cloakroom*
- *Landing*
- *Three Bedrooms*
- *Refitted Family Bathroom*
- *Impressive Double Garage*
- *Oil central heating and private drainage via treatment plant*
- *Ofcom rates the broadband speed as ultrafast and the mobile reception as variable.*

WITHIN EASY REACH...

Nailsworth - 1.5 miles
Stroud - 5.7 miles
Tetbury - 6 miles
Dursley - 6.2 miles
Gloucester - 15.9 miles
Cheltenham - 18.9 miles

Outside

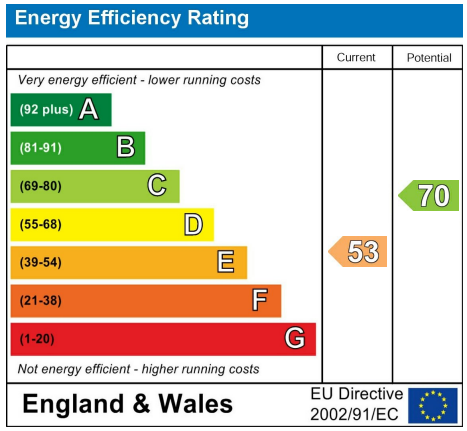
The property is tucked away from the lane, with an impressive detached double garage and ample parking situated opposite the cottage. Approaching the cottage via the garden pathway, you are greeted by the front entrance door. To the left steps lead up to a garden area immediately behind the house, where the oil central heating tank is located. A pathway from here continues around to the main rear garden, which extends to the side of the property. From the entrance door, the pathway to the right leads past the original historic front door and a pretty lawned garden area, which is screened from the road by a range of mature trees and shrubs. Continuing further, steps lead up to an extensive patio area, providing an ideal space for socialising and alfresco dining. Beyond the patio is a further, larger lawned area, which in turn leads to an elevated, terraced garden above the main lawn, creating a variety of attractive and versatile outdoor spaces.

Situation

Hartley Bridge is situated in one of Horsley's most picturesque locations, characterised by its collection of period Cotswold stone homes, quiet country lanes and beautiful surrounding countryside. There are numerous nearby public footpaths and bridleways leading directly into the rolling Cotswold landscape (AONB) and it is an ideal setting for walkers, cyclists and those seeking a peaceful village lifestyle, yet remains remarkably convenient for everyday amenities. The popular village of Horsley itself benefits from a thriving community and offers a village shop, the Hog public house, parish church, highly regarded primary school and an active village hall hosting a variety of events throughout the year. The neighbouring market town of Nailsworth, approximately 1½ miles away, has become one of the Stroud Valleys' most desirable destinations, renowned for its vibrant atmosphere and excellent range of independent shops. These include the award-winning Williams Food Hall, the famous Hobbs House Bakery, artisan boutiques, gift shops, cafés and an impressive selection of well-regarded restaurants and pubs. The town also benefits from supermarkets, free parking and excellent educational facilities within the town and surrounding area, including both highly regarded state and independent schools. For leisure, Nailsworth is home to Forest Green Rovers Football Club and The New Lawn, where there is also a modern health and fitness centre. More extensive shopping, educational and recreational facilities can be found in the nearby market town of Stroud. The area is exceptionally well connected. Bus services link Horsley with Nailsworth and Stroud, while the M4 and M5 motorways are both readily accessible. There are also mainline railway stations at Stroud and Kemble.

Approximate Gross Internal Area = 116 sq m / 1249 sq ft
Double Garage = 31.5 sq m / 339 sq ft
Total = 147.5 sq m / 1588 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337849)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 0QB **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: Stroud District. Council Tax Band E and EPC rating E

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.