



WILLOW COTTAGE

53 GRETTON ROAD, GOTHERINGTON, GLOUCESTERSHIRE GL52 9QU



## THE COTTAGE

Situated with gardens and grounds extending this delightful four bedroom detached Grade II Listed house also offers a detached annexe and formal garden located within a popular and sought-after Cotswold village just 6 miles to the north of Cheltenham.

### LOCATION:

**what3words:** ///slope.dormant.diplomas

- Grade II Listed
- Stacked in history
- Renovated and improved
- Spacious reception rooms
- Many retained and enhanced period features
- Detached Annexe - an ideal serviced let
- Ample parking
- Gas central heating
- Consent for new garage block
- Chain free

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SALES & LETTINGS

### Cheltenham Office

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Situated with gardens and grounds this delightful four-bedroom detached Grade II Listed thatched house that offers a detached annexe, garaging located within a popular and sought-after Cotswold village just 6 miles to the north of Cheltenham.

Description: The living space is arranged over two floors comprising on the ground floor a beautiful drawing room with vaulted ceiling, exposed Cotswold stone walls and views over the garden. The sitting room and the study both provide inglenook fireplaces with wood burners. There is also a useful boot room.

The kitchen features a full complement of fitted units with range cooker and integrated appliances, a pantry and a breakfast bar.

The dining room is open to the kitchen and provides good space and French windows opening out to the garden. In addition to this is a spacious utility room with appliances includes a cloakroom. The first floor living space provides a lovely dual aspect main bedroom with a full range of fitted wardrobes and super views over the garden. There are three further good-sized double bedrooms (all with bespoke made cupboards/wardrobes) and two well equipped bath/shower rooms.

The detached annexe features a sitting room, a bedroom, a space for a kitchenette if required for more permanent guests and a shower. This building would make an ideal home office, holiday let or a separate living space for relatives.

Outside To the front is a pedestrian entrance along with vehicular access which leads to parking area and the garages/ outbuilding. From the parking area a gate opens into the beautiful rear garden which features an array of stocked borders, established shrubbery and mature trees. This all creates a wonderful feeling of privacy with a splash of colour and beauty.

#### Agents Note

Our client will be retaining a section of the garden which has outline consent granted for the erection of a single storey dwelling on the rear section of the garden. Prior to completion of this sale a new boundry fence will be erected at the vendors expense.

Permission granted 22/00387/OUT.

**Council:** Tewkesbury

**Council Tax band:** G

**Area:** 3531.00 sq ft

**Tenure:** Freehold

**Property reference number:** 19317598

**EPC:** Exempt due to listing

**Services:** Mains water, electric and gas.

**Drainage:** Mains drainage







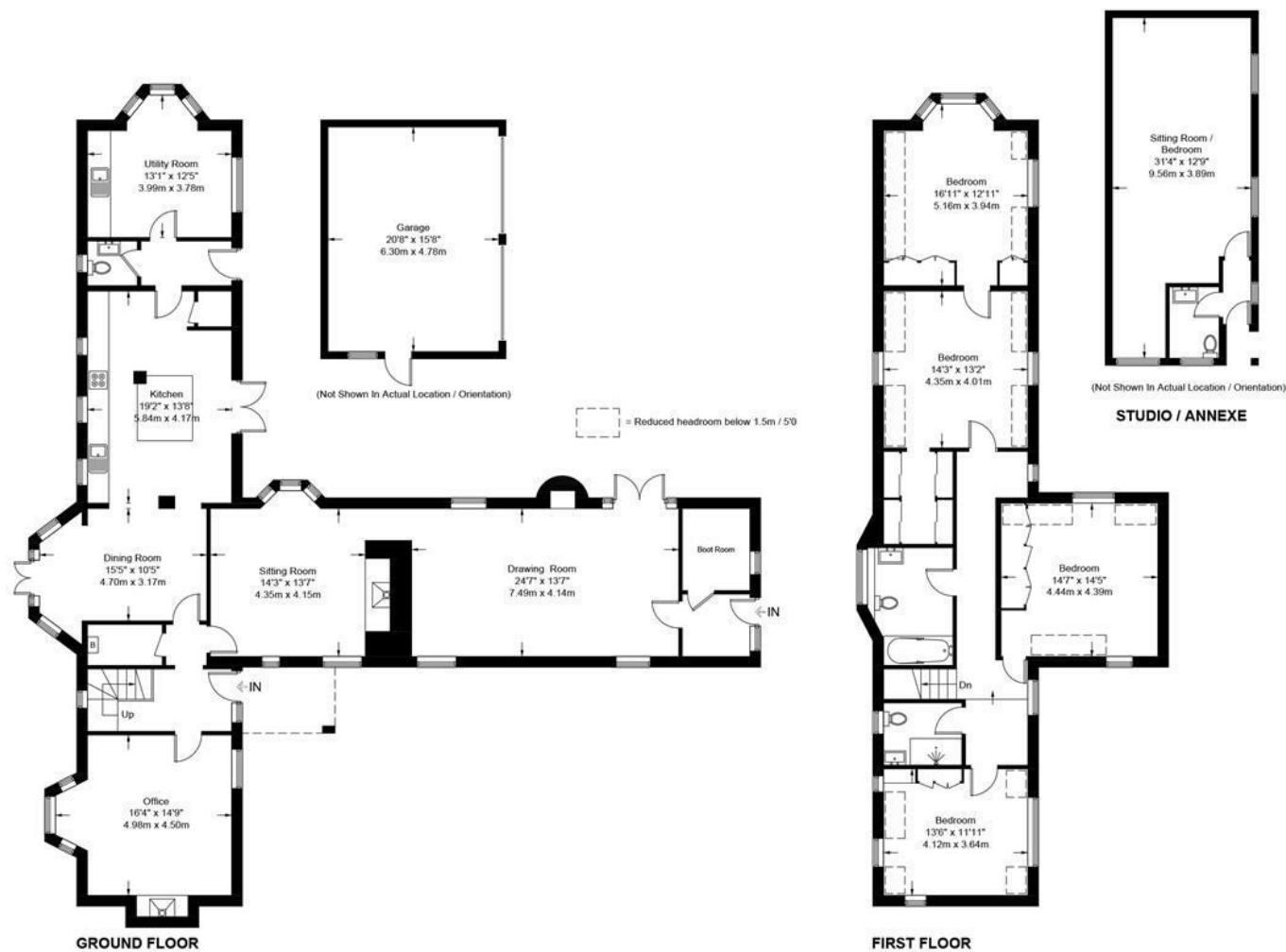




**WILLOW COTTAGE, 53 GRETTON ROAD, GOTHERINGTON**







Approximate Gross Internal Area = 2814 sq ft / 261.4 sq m  
 Garage & Studio / Annexe = 717 sq ft / 66.6 sq m  
 Total = 3531 sq ft / 328.0 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.  
 Please check all details before making any decisions reliant upon them.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. PRN: 19317598





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