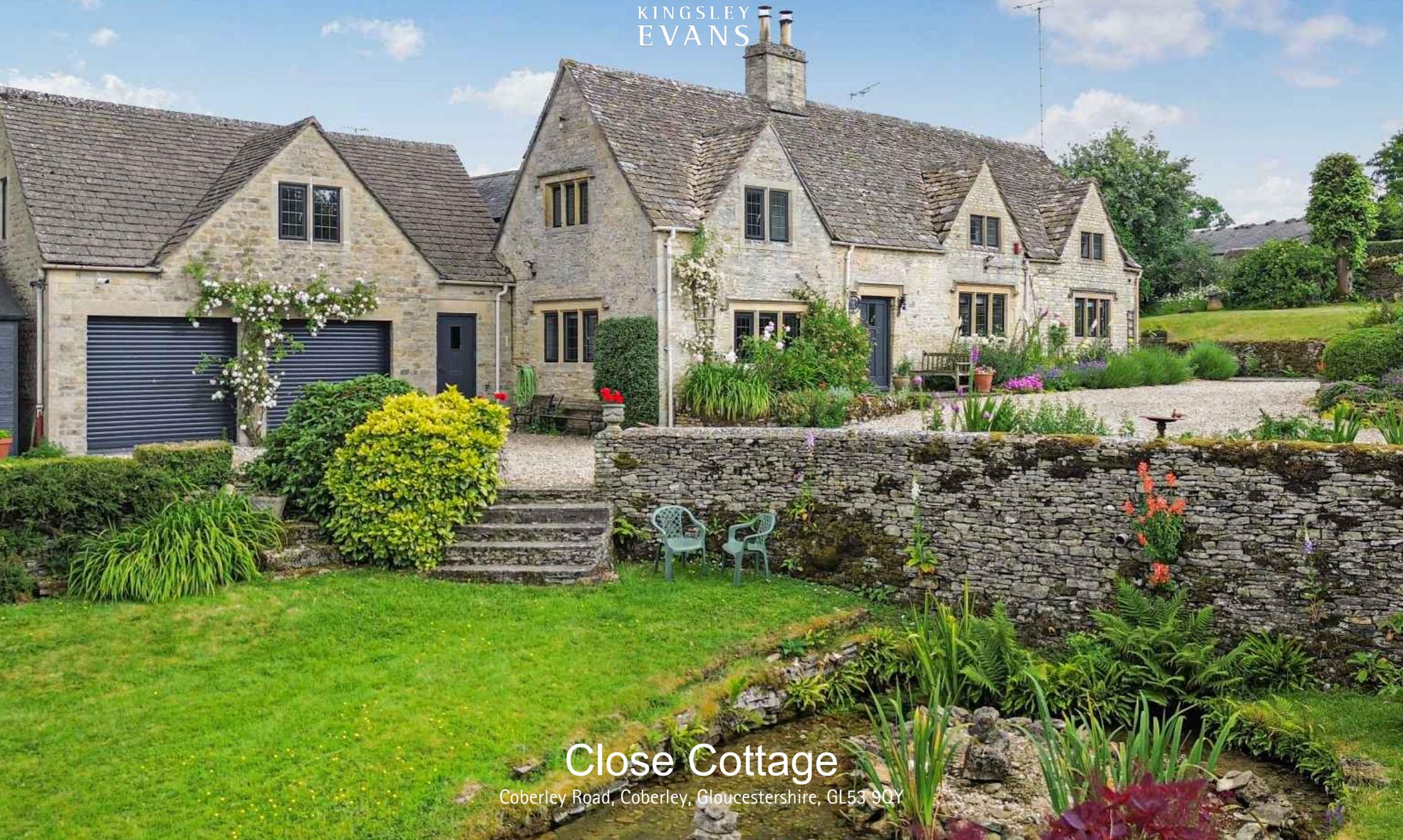


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Close Cottage

Coberley Road, Coberley, Gloucestershire, GL53 9QY

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A wonderful cottage set in an elevated position with outstanding views down a valley looking onto the pretty village of Coberley.

- Entrance hall
- Two reception rooms
- Kitchen/Dining room
- Secondary kitchen
- Pantry
- Principal bedroom with large en suite
- Three further double bedrooms
- Family shower room
- Annex potential
- Double garage
- Beautiful landscaped gardens
- Set circa 0.5 acres

Tucked away from the road and barely visible within its glorious plot, Close Cottage is positioned in an elevated position in the rolling countryside of Coberley village enjoying panoramic views at every angle, and its most beautiful gardens.

Traditional Cotswolds, this charming property is indicative of its heritage, neighbourly architecture and the classic scenes that this quaint village is so well known for.

The property is beautiful, the original part of the building dates back to the 17th century. Today's home is quaint and characterful, and over the many years, the vendors have made continual improvements and updates to the property resulting in an immaculate and beautifully presented residence full of period charm and detail.

The welcoming entrance hall is positioned centrally to the cottage and leads to the reception rooms which are situated on each side. The formal reception room offers exposed beams and brickwork, a log-burning stove, and views over the front gardens. This opens through to the large kitchen/dining room.



The kitchen itself is well appointed with a range of country-style units under a granite worktop. From here, French doors open onto the garden and the patio area, a lovely spot to dine al fresco. A staircase from the kitchen leads up to the principal bedroom.

The other reception room offers a double aspect and is currently being used as an informal living/dining room. From here you can access the secondary kitchen, pantry, double garage and the remaining bedrooms. This side of the cottage could be split and used as an annex which would be perfect for an elderly relative, independent teenager, or holiday lets.

Upstairs offers four double bedrooms. The principal bedroom enjoys a double aspect view of the garden, fitted wardrobes and leads through to a very generous en suite. The three remaining double bedrooms are situated on the other side of the house and are serviced by a shower room.

Outside: The entrance to the property is off a quiet lane with a sweeping drive that leads to the front of the house offering ample off road parking, and introducing the front and rear lawns. The house and gardens sit within c0.5 acres, the plot is simply enchanting, arranged in two sections, and each area of garden encases the house providing the most beautiful views with classic brick and Cotswold stone walling to each aspect. There is a double garage with electric up and over doors, and a very useful workshop.

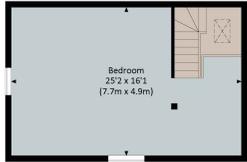
Situation: Coberley is, without doubt, one of The Cotswolds most sought-after villages and as such homes here rarely come to the market. Picturesque and quintessential, the village is set within An Area of Outstanding Natural Beauty, well known for its beautiful walking and riding countryside. With an active community and exceptional primary school, Coberley C of E, this is a village for both families and professionals alike. The neighboring village of Cowley has the beautiful Cowley Manor with its gym, spa and wonderful dining options. There is an excellent public house and village farm shop in Cockleford and a short drive a little further on, is a well-stocked mini shop with a post office in Colesbourne. Cheltenham is extremely accessible, only six miles, a beautiful town that offers a cosmopolitan lifestyle which is well regarded for its lively restaurant culture and world-renowned schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close. The town is well known for the many literary and music festivals that it hosts as well as the cricket and National Hunt festivals.



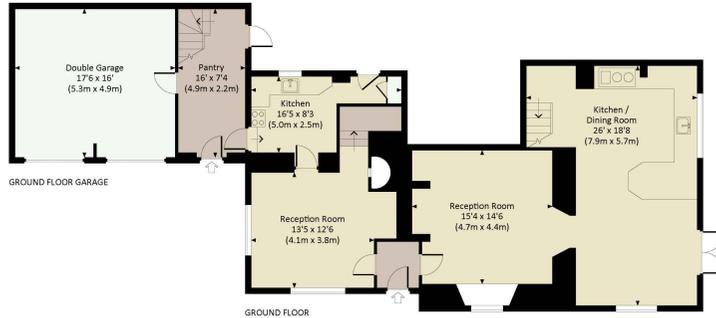
CLOSE COTTAGE, COBERLEY, GL53

Approx. gross internal area 2033 Sq Ft. / 188.9 Sq M.

Approx. gross internal area 2843 Sq Ft. / 264.1 Sq M. Inc. Garage

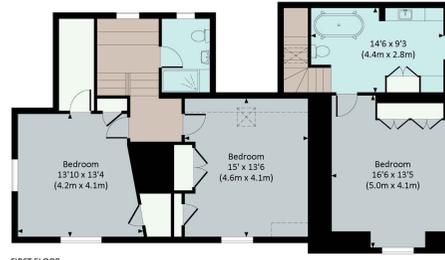


FIRST FLOOR GARAGE



GROUND FLOOR GARAGE

GROUND FLOOR



FIRST FLOOR



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
		50	69
<p>England, Scotland & Wales</p>		<p>EU Directive 2002/91/EC</p>	