



KE[™]
KINGSLEY
EVANS

Rossley Cottage
London Road, Cheltenham, Gloucestershire, GL54 4HG

Rossley Cottage

London Road, Cheltenham, Gloucestershire, GL54 4HG

A detached family home occupying a unique and glorious setting on a quiet lane a close drive of both Dunkerton's Park, the village of Charlton Kings and the A40.

- Entrance hall
- Kitchen/Family/Dining room
- Studio/Entertainment room
- Sitting room
- Study/Bedroom 5
- Cloakroom
- Principal bedroom with en suite
- Three further double bedrooms
- Family bathroom
- Parking
- Gardens
- Set in 0.2 acre

Set in an elevated and secluded position, with landscaped grounds adjacent to pretty woodlands, is Rossley Cottage.

Built as one of two cottages for Rossley Manor, the original property is believed to date back to c 1950 but has been significantly extended and renovated over the years by the current owners. The idyllic semi-rural setting yet easy accessibility into the village of Charlton Kings, Balcarras School, and access for the A40 commuter, make this an extremely special place in which to live.

At circa 2390 Sq Ft, the accommodation, set over two floors, is both practical and traditional. In the original part of the house, the welcoming entrance hall introduces the sitting room with open fire, study/bedroom 5, and cloakroom. From here, stairs lead down to a lovely open plan kitchen, dining and family area within a newly constructed extension. The kitchen itself is fitted with a range of modern units and integrated appliances and is positioned to one end with an area for a dining table and sofas adjacent to bi-fold doors that open to a decked terrace and to the gardens. This entire area is wonderful for family life and entertaining alike.



In addition is sizable studio/entertainment room, a sizable space that could also be used as another sitting room.

On the first floor, there are four double bedrooms. Three bedrooms share a family bathroom. The principal bedroom, a lovely room with double doors that open to a Juliet balcony, overlooks the gardens and adjacent woodland and is served by a modern en suite.

Outside:

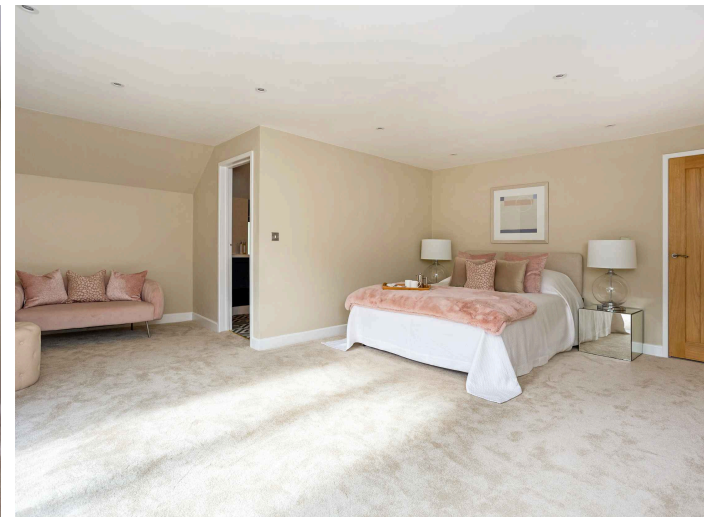
The entrance to the property is off a private road that leads to the manor house. Occupying a slightly elevated position the house and private gardens enjoy the wonderful seclusion of this special location adjacent to woodlands. The private gardens are complete with lawns to the front and side, mature shrubs and hedges in addition to parking for several cars.

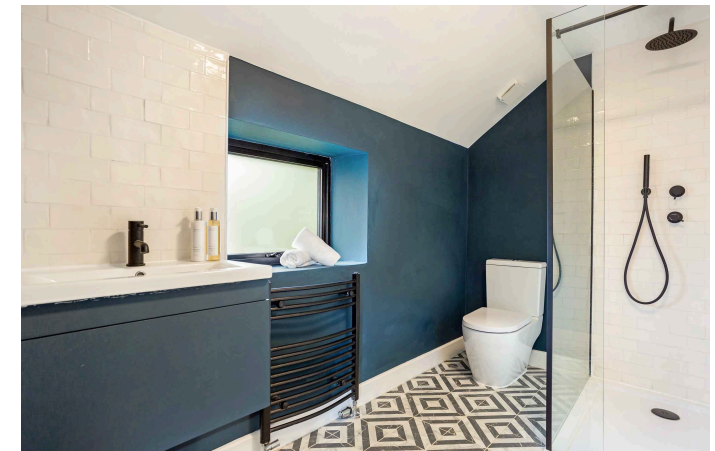
Situation:

The setting of Rossley Cottage is much of the appeal, occupying a glorious and private spot off a country lane with just three detached homes that lead up to Rossley Manor. Despite its semi-rural feel and position, the property is extremely accessible to the sought-after village of Charlton Kings and the renowned Dunkerton's Farm shop offering a wonderful choice of eateries, a coffee shop, a boutique, winery and butchers. Cheltenham is less than 15 minutes by car, a fashionable and cultural town, playing host to several highly acclaimed festivals including, Music, Literature and Jazz. In addition to the cultural offering, Cheltenham has a wonderful restaurant scene and fashionable shopping. There are a number of Prep and Senior schools in both the state and a private sector that are within easy reach of Rossley Cottage including St Edwards, Balcarras and Charlton Kings Junior, the two latter schools are widely known with Balcarras reputed for being one of the top schools in the country. This, and the vibrant community on offer, has maintained Charlton Kings status as one of the most sought after pockets of Cheltenham. For the commuter, access to main road is extremely easy with direct access to A40 to Oxford/London and the Cirencester Road to Swindon

Services: Private water, mains electricity and drainage. Electric heating.

Disclaimer: The photography shown was taken with staged furniture. The house is currently empty.





Kingsley Evans
 115 Promenade
 Cheltenham
 Gloucestershire
 GL50 1NW

t: +44 (0) 1242 222292
 e: info@kingsleyevans.co.uk
 w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

