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REEVES COTTAGE

Uckinghall, GL20 6ES



# REEVES COTTAGE

UCKINGHALL, GL20 6ES

*A delightful and immaculate thatched cottage nestled in beautiful and private grounds in this idyllic semi-rural village.*

- Sitting Room
- Snug
- Kitchen/Breakfast Room
- Utility/Boot Room
- Shower Room
- Three Bedrooms
- Bathroom
- Double Garage with an external office/gym over
- Ample Parking
- Beautiful Gardens

## DESCRIPTION

Reeves Cottage is a particularly attractive black and white thatched cottage that bestows a Grade II listing, nestled within its own mature plot which takes full advantage of the beautiful surroundings, not only of its own private gardens but of the broader country scene of this pretty village. Both internally and externally, this charming home is one of great character with the period detail one would expect of its heritage including exposed beams and open fireplaces. The current owners have lovingly maintained Reeves Cottage whilst making it the most comfortable, quaint and inviting home with practical accommodation which extends to over 2250 Sq Ft.

Entrance is into a charming entrance hall that introduces the principal reception rooms and a shower room that also provides a cloakroom for guests. To the front is a snug which enjoys a quaint village street scene and adjacent, sitting centrally to the accommodation, is a drawing room with an Inglenook fireplace and wood burning stove as the focal point. From here a door opens into an internal hallway which gives access to a further stairwell and the utility room. The kitchen is positioned at the end of this floor, a beautiful space that is the heart of this home, it offers a range of quality fitted units and integrated appliances with a bread oven as a feature set within a fireplace. The modern finish of the kitchen compliments the period detail within the room with double aspect





windows that provide a lovely view to the front and rear with a door that opens directly to the terrace and garden.

The first floor contains the bedroom space which is accessed by two sets of stairs. The room to the far right of the property is a lovely double bedroom which has the benefit of fitted storage. From here, there is a door that allows access to the two further bedrooms and a bathroom, which are independently reached by the second set of stairs. The rooms are delightful in style, wooden floor boards run underfoot and exposed beams feature throughout the rooms.

#### OUTSIDE

The gardens and setting is a particular feature to Reeves Cottage and a fundamental element to the overall feel of this home. The private rear gardens are an expanse of level lawn with well stocked borders bringing colour and maturity. The boundaries comprise well established trees and classic formal hedgerow and various patio terraces provide spots to dine al fresco. The driveway offers parking for up to three cars and access to the double garage which has power and light. An external staircase to the side of the garage leads to an upper floor room, which is currently used as a gym, it would also make an excellent home office or an occasional guest bedroom.

#### SITUATION

Uckinghall is a picturesque and sought-after village situated just north of the market town of Tewkesbury. With a community feel, life centres around a good public house, church and parish Hall and enjoys access to some beautiful walking and riding countryside. There is excellent golf at Puckrup Hall, just two miles away, which also offers a spa and gym for members. Whilst distinctively semi-rural the village is highly accessible, with the nearby village of Twynning offering a wider range of local amenities including an excellent primary school, post office and well stocked store in addition to two popular pubs. Upton upon Severn is also nearby, a country town with a marina, it hosts various annual festivals and offers broader day to day facilities including shops, a doctor's surgery and delightful inns. Cheltenham is the nearest main centre and is within a comfortable 20-minute drive. For the commuter, Worcester, Gloucester and Malvern are within a comfortable drive allowing for an exceptional choice of leisure shopping facilities including Premiership Rugby at Gloucester and world renowned schooling from both the state and private sectors including The Royal Grammar School and The King's Cathedral School in Worcester, the renowned Malvern College, Malvern St James and two preparatory schools in Colwall as well as Dean Close, Cheltenham College and The Cheltenham Ladies' College. Communications are excellent with junctions of the M5 and M50 motorways nearby; mainline rail services are available from Cheltenham, Gloucester, Tewkesbury.





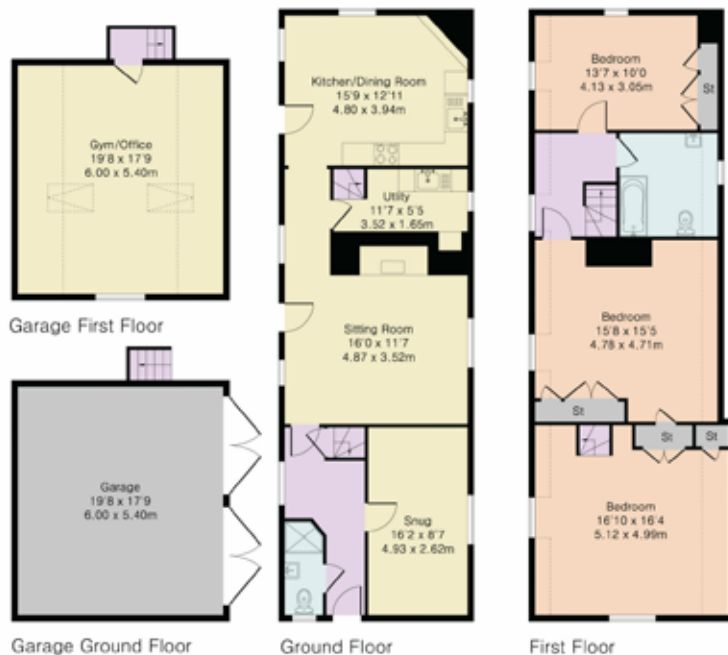
# Approximate Gross Internal Area 2341 sq ft - 217 sq m

Ground Floor Area 813 sq ft - 76 sq m

First Floor Area 830 sq ft - 77 sq m

Garage Ground Floor Area 349 sq ft - 32 sq m

Garage First Floor Area 349 sq ft - 32 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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