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## Holly Cottage

12 Elkstone, Gloucestershire, GL53 9PB

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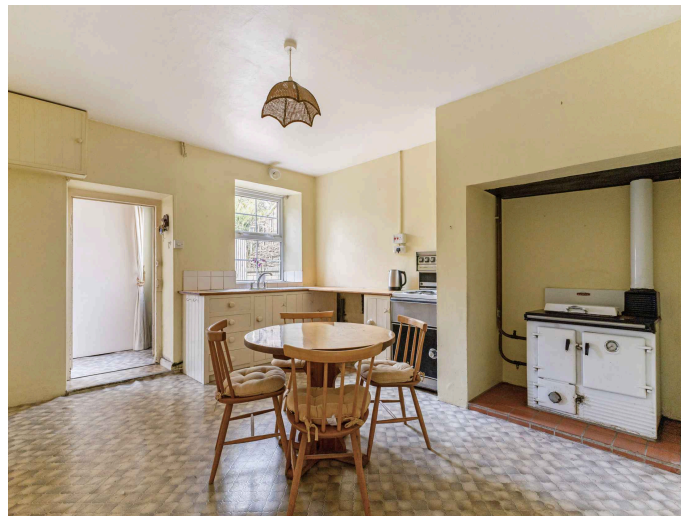
*A quintessential Cotswold cottage nestled in a quaint setting in the heart of this sought-after village, just a short drive from Cheltenham.*

- Reception hall
- Living room with wood burner
- Kitchen / Dining room
- Pantry
- Three bedrooms
- Loft room
- Family bathroom
- Westerly facing garden
- Parking
- No onward chain

Holly Cottage is a charming village home nestled in the heart of this lovely parish close to the new and innovative destination point of the Elkstone Studios. Forming a quintessential terrace of just three classic stone properties, Holly Cottage is the most attractive Cotswold stone home that offers charming accommodation over three floors. Whilst well maintained, it offers a buyer scope to improve cosmetically.

The practical accommodation and layout is typical of its era. A hallway introduces the ground floor: to the front, a sitting room enjoying a pretty street scene, and to the rear, a kitchen/dining room that overlooks the gardens. On this level is the family bathroom.

There are three bedrooms on the first floor. The principal bedroom is set to the front, and two good-sized rooms are at the rear elevation. On the second floor, there is excellent loft space within Velux windows and a staircase, offering further potential for a buyer should they wish.



#### OUTSIDE:

One of the many benefits of Holly Cottage is its outside space, offering two private parking spaces and a delightful, westerly facing garden. The outside areas are usually spacious for village living, with beautiful walks and the convenience of Elkstone Studios on your doorstep.

#### SITUATION:

Much of the charm of Holly Cottage is due to its location, positioned in the quintessential village of Elkstone, where homes don't often come to the market. Elkstone has become increasingly sought after over very recent years, owing in part to the new Elkstone Studios, which have offered a lifestyle and retail hub for meetings and wellness. It also offers Padel courts, a coffee shop, butchers, deli and the famed Knead Bakery, along with a hairdresser and gym/pilates studio.

There are exceptional pubs within the local area, including nearby Cockleford with the reputable Green Dragon Pub and Farm Shop, and the neighboring village of Cowley with beautiful Cowley Manor, which also has a swimming pool, spa and gym.

Holly Cottage is ideally located with easy access to both the market town of Cirencester and Regency Cheltenham about 7 miles away respectively. Cirencester is known as the Queen of the Cotswolds with a wide selection of boutique shops and restaurants. Cheltenham is the main regional centre and is within a short drive, providing extensive shopping, cultural and recreational facilities. Playing host to several highly acclaimed festivals, including Literary, Food and Jazz. Despite its quiet location, there are easy links to the A40 / M40 to the east and the M5, M4 to the south, giving fast access to Oxford, London and the South East. There are fast direct trains which run from Kemble Station to London Paddington (about 75 minutes). The house itself is well located for sporting facilities and country pursuits. Of worthy note are the exceptional walks with the beautiful Cotswold countryside on the doorstep.

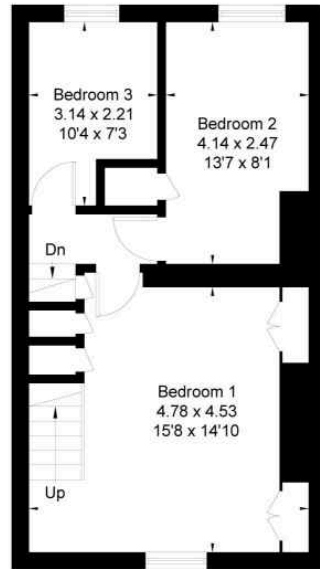


# FLOORPLANS

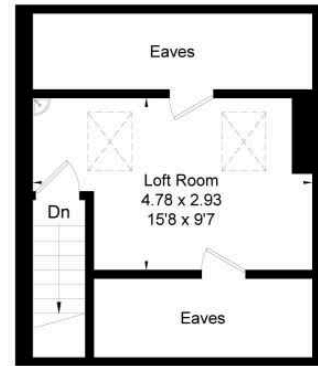
Approximate Floor Area = 105.8 sq m / 1138 sq ft



Ground Floor



First Floor



Second Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	50 E
1-20	G		