



COTEHAY COTTAGE

Brockhampton, Cheltenham, GL54 5TH

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

- A stone detached home
- Scope to remodel and modernise
- Four bedrooms, including one en suite
- Sitting room
- Separate double reception room
- Kitchen
- A detached annex
- Ample parking and garage
- Edge-of-village location with countryside views

A DISTINCTIVE VILLAGE HOME WITH SCOPE AND POTENTIAL

Cotehay Cottage is a charming village property nestled to the edge of the lovely parish of Brockhampton in a true Cotswold setting that overlooks open countryside. It offers practical accommodation, a garage and separate annex all within a large plot. Whilst well maintained, it offers a buyer great scope to remodel, extend and recreate a Cotswold family home, subject to the necessary consents.

GROUND FLOOR

The accommodation internally extends to over 1800 Sq Ft and is set over two floors. A hallway introduces the ground floor: to the front, a sitting room enjoying a pretty street scene, and to the other side, a double reception room. A kitchen is nestled between the principal rooms and adjoins a boot room for practicality.

FIRST FLOOR

Upstairs, the accommodation offers three well-proportioned bedrooms:

- A bright and spacious master bedroom with ensuite bathroom enjoying views over the rear grounds
- Two further double bedrooms
- A single bedroom/home office
- A well-appointed family shower room

THE ANNEX

The annex is detached and is positioned in the rear grounds of Cotehay Cottage. Set over two floors, it offers further potential to use as one requires.

- Kitchen/Sitting Room on the ground floor
- A Bedroom with en suite shower room on the second floor



OUTBUILDINGS & FUTURE POTENTIAL

Set to the rear of the grounds

- A garage
- A storeroom opening to a stable

Subject to the necessary consents, the outside space and outbuildings offer further potential.

OUTSIDE – LOW MAINTENANCE LIVING WITH COUNTRYSIDE VIEWS

Cotehay Cottage nestles to the front of its plot in a prominent position with the curtilage set to the rear. The gardens are charming as they side open countryside and farmland. Positioned centrally, the plot can be accessed from either side of the house leading to the garage and outbuildings.

LOCATION

Cotehay is nestled in the most beautiful setting to the edge of the quintessential village of Brockhampton, on a charming country road that links the village to the cultural town of Winchcombe. This area is well known for its exceptional riding and walking countryside with various bridleways and footpaths, yet it is extremely accessible, with the benefit of being a midway point to some wonderful centres and some of the best in The Cotswolds including Bourton on The Water with the renowned Cotswold School. The community of Charlton Kings is the largest neighbouring village also with excellent amenities and the nationally reputed Balcarras Secondary School. A little further is Cheltenham's centre, a mere 7 miles offering a cosmopolitan way of life, first-rate shopping and fine eateries in addition to a wide range of excellent schools including The Cheltenham Ladies' College, Cheltenham College, St Edwards and Dean Close. As well as superb educational facilities, the town is well known for the many festivals that it holds as well as the cricket and National Hunt festivals. Whilst beautifully semi-rural, the village is extremely accessible, having the A40 within two miles of the property, providing good east/west access to London, Cheltenham and the M5, whilst the nearby Fosseway gives excellent north/south access. For the rail commuter, both Kingham Station and Morton in Marsh can be reached in circa. 20 minutes, providing a fast train into London Paddington.





Approximate Floor Area = 170.2 sq m / 1832 sq ft
 Outbuildings = 70.9 sq m / 763 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 257.0 sq m / 2766 sq ft (Including Eaves)

