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OF
GLOUCESTERSHIRE



SPRING COTTAGE , STYLES LANE, HARESCOMBE, GLOUCESTERSHIRE, GL4

The Property

A charming detached cottage with wonderful views to open fields. A truly stunning example of a Grade II listed home offering a wealth of character and dating back to the late 1400's. Built with a cruck frame ('A frames' which go from the top of the building down to the ground). We understand that around 20 years ago the property was meticulously rebuilt and restored. The current owners have modernised rooms throughout the cottage to create a wonderful home seamlessly combining character with modern living.

The cottage sits on an elevated plot taking full advantage of incredible views. On a clear day you can see across to the Forest of Dean, Malvern Hills and the Severn. On approach, the driveway leads to a detached garage with parking to the front. Step inside and you are greeted with a wealth of period features throughout, including: beams, flagstone flooring, inglenooks and wooden mullions to the windows, all providing any purchaser the opportunity to be a custodian of a cottage rich with history.

Internally, leading into a formal dining hall/snug with exposed stone surrounding the inglenook with multi-fuel log burner, beams throughout and flagstone flooring. Exposed open timbers lead into a kitchen/breakfast room and a garden room. The garden room has French doors leading to the terrace and delightful garden views.

Recently modernised fitted kitchen with oak worktops, engineered oak flooring and space for dining. Deep window sills with lovely views, a range of built-in appliances and a stable door opening to a small overhang and terrace. Sitting room with exposed stonework, all windows having bespoke shutters and views. Raised fireplace with electric Broseley log burner and wooden floors throughout. Underfloor heating to all of the ground floor, each room having its own circuit and thermostatic control.

To the first floor, further exposed timbers complimented by period floorboards. The current owners have utilised the large landing to create a home office area with views. Loft access and a walk in linen cupboard. Master bedroom with a stunning oak mullion window providing beautiful views. A range of fitted wardrobes and vanity unit. A small recess perfect for a cosy library and a en-suite shower room. Two further double bedrooms with views to open fields. New bathroom suite, natural stone wall tiles and natural slate flooring throughout.





Outside

Grounds Outside

A detached garage that has recently been re-wired with parking to the front for three-four cars with ease. Directly behind the owners have re-built the log store in oak block with lighting housing the oil tank.

Formal lawns with a dry stone wall boundary to the front. South facing rear grounds with sun terrace and the original well safely covered. Steps leading to the lawn. Beautiful views across the fields with mature trees and a gate leading to a wild flower garden. Delightful backdrop of open fields. Perfect for social gatherings and complete relaxation and privacy.

This property provides a relaxing feeling from the moment you walk in offering privacy without being remote. It really is a chocolate box of a cottage giving you private south facing grounds in the summer and cosy in the winter when you can stock up with logs and sit by the fire. Look out of the windows and see the lights across the fields of neighbouring properties and villages. Delightful in every way.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band F and EPC rating E



Location

Harescombe hamlet has a selection of individual properties nestled in a open rural location, conveniently placed at the foot of the Cotswold escarpment beneath Haresfield Beacon, 215 metres high. In close proximity to Haresfield and Brookthorpe and short drive to Gloucester, Painswick and Stroud. Haresfield boasts an excellent primary school and popular public house, The Beacon. The surrounding countryside is a haven for walkers and nature lovers. Whilst Stonehouse provides numerous local facilities, more extensive cultural, educational, shopping and leisure facilities can be found in the nearby towns of Stroud and Gloucester, with Bristol just 30 miles away. Transport links are excellent with the M5 junction 12 just 3 miles away and the Intercity main line to Paddington can be accessed at Stonehouse.

VENDOR COMMENTS

It was the views which captured us when we first visited Spring Cottage. The western elevation gives views over the Severn to the Forest of Dean together with the most glorious sunsets. Northwards lie the Malverns and to the south are the wooded slopes of Haresfield Beacon and Edge. The house sits on a no through road with only five other properties and no passing traffic. The location is truly rural and peaceful, yet only 4 miles from the facilities of Stroud and Gloucester.

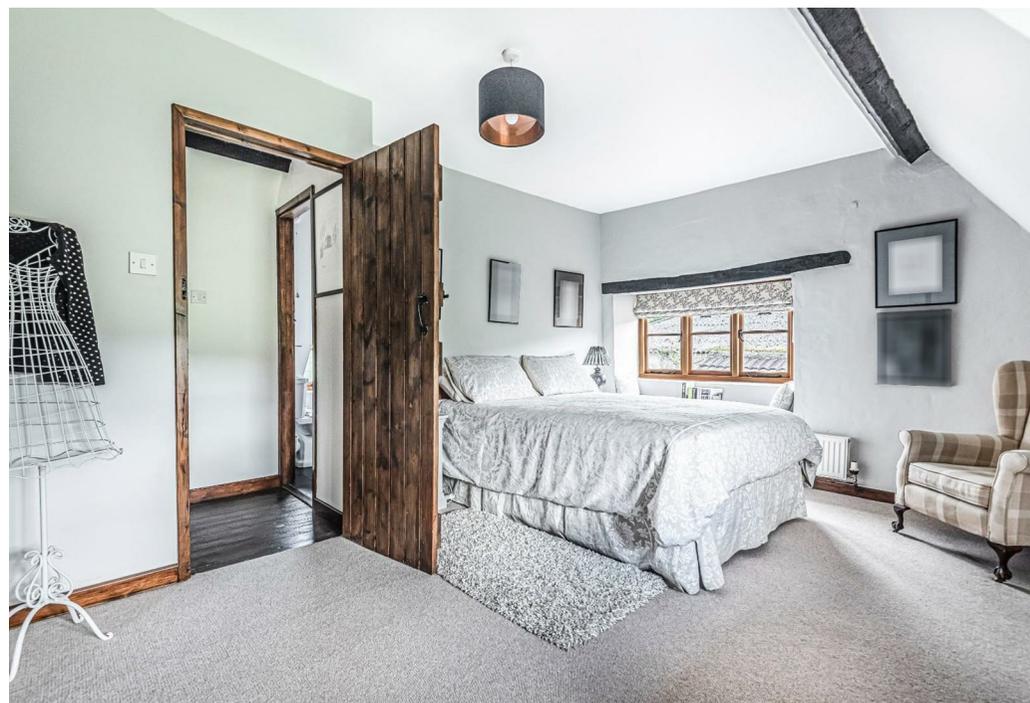
Spring Cottage was built circa 1470 and is believed to be one of the oldest remaining cruck framed houses in Gloucestershire. We have thoroughly enjoyed refurbishing and up-dating this fascinating property which now gives us the combination of modern amenities with the history of this lovely 'A' framed building.

It has been a pleasure to be the guardians of this lovely home. We have been warmly welcomed by the locals and will be sad to leave, but circumstances dictate we must move on.



Directions

From Stroud leave the town heading towards Gloucester and follow the road over Edge and continue into Brookthorpe. Turn left at the roundabout and follow this road towards Harescombe and Haresfield, after a short distance you will see the turning on the left hand side for Styles lane. Follow the lane until you see the property elevated on the right hand side.



Styles Lane, Harescombe, Gloucester, GL4

Approximate Area = 1891 sq ft / 175.6 sq m (Excludes void)

Garage = 343 sq ft / 31.8 sq m

Total = 2234 sq ft / 207.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © nichecom 2021. Produced for AJ Estate Agents of Gloucestershire. REF: 747503

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