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COLD ELM , BERKELEY, GL13 9PL

£475,000

The Property

A beautifully presented attached cottage in a semi-rural setting. The current owners have undertaken complete modernisation internally to offer a perfect blend of modern style, character detail, seamlessly throughout. Thoughtfully extended to offer spacious, versatile living ideal for family life or entertaining, with stunning views across surrounding fields. Complimented by delightful private grounds. Accommodation over three floors with a wealth of natural light throughout.

Five-bar gates on the approach to a private driveway with parking for three at ease, all laid to block paving for ease of maintenance. Gates lead into the garden from a block-paved driveway. Further space behind the gates to enclose storage for a boat, caravan, etc....

A welcoming timber canopy with trellis sides sets the tone, combining charm and practicality. The front door opens into a bright entrance hall, creating an immediate sense of warmth and care. Stairs lead to the first floor with a door to the reception. The sitting room is a beautifully inviting space that perfectly balances comfort and character. A large front window fills the room with natural light, while the stunning exposed brick fireplace with log-burner inset forms a striking focal point. Rich wood-effect flooring and thoughtful built-in shelving create an elegant yet homely feel, a stylish vertical timber slat divide separates the sitting and dining areas, adding warmth and texture while allowing light to flow through seamlessly.

The dining area offers a sociable, open-plan layout with ample space for a family table with built-in shelving, under stairs cupboard and flows effortlessly into the Breakfast kitchen, perfect for entertaining or everyday family life. The heart of the home, the fitted breakfast kitchen, has been beautifully designed for both style and function. Shaker-style units in a soft sage green are complemented by an exposed brickette feature wall, and a striking central island with breakfast bar. Bi-fold doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. There is space and electrics for a range-style cooker, and integrated appliances include a fridge freezer and dishwasher. A utility/WC off the kitchen provides additional storage and workspace, with matching sage green units, space and plumbing for a washing machine, WC , wash basin, heated towel rail, to front and side are windows offering a wealth natural light.

Stairs lead from the hallway to the first-floor landing, with wooden paneling up the stairs, the landing which is light and welcoming with doors to the master bedroom, bedroom two, and the family bathroom.

The master bedroom is beautifully proportioned, enjoying wonderful countryside views. Rustic wooden paneling adds charm, complemented by fitted wardrobes to either side, and space for a king-sized bed with ease. The adjoining en-suite cloakroom features a contemporary basin set on a wooden vanity unit; a low-level WC finished in light blue and sleek modern tiling with black taps adds a contemporary feel.

Bedroom two is a generous double, with a striking paneled feature wall and a large window offering views of the grounds. With space at ease for a double bed and free-standing furniture, this is an ideal child's or guest bedroom.

The family bathroom is finished to a superb standard, featuring deep blue metro tiles, a black-framed shower screen, and a rainfall shower over a paneled bath. A stylish vanity unit adds to the spa-like feel, while a useful linen cupboard and large window provide practicality and plenty of natural light.

Stairs lead to the second-floor landing with painted balustrades and exposed beams, with a Velux window which brings in natural light.

Bedroom three is a delightful and spacious room, full of personality and warmth. Featuring painted beams, a built-in child's bed and vibrant mural wall, and built-in storage within the eaves, it also benefits from a dormer window with far-reaching views ideal as a children's room, guest bedroom, or creative space.

Bedroom four is bright and peaceful with vaulted ceilings, exposed beams, and a Velux window, a perfect fourth bedroom, home office, or hobby room.

AGENTS NOTE

Stamp duty at £475,000 First time buyer £8,750, Moving home £13,750 Additional Purchase £37,500





Outside

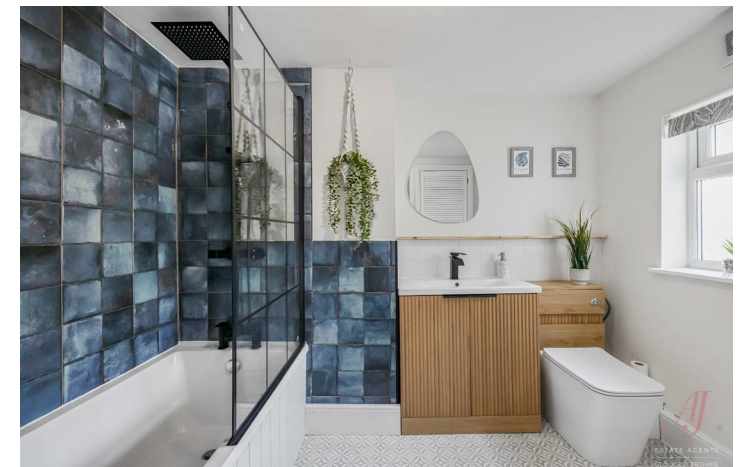
The grounds are a true highlight of this property a generously sized outdoor space that perfectly complements its semi-rural setting.

Side gates from the driveway provides ease of access along with the Bi-folding doors opening from the kitchen onto a paved terrace opening to chippings along with a raised decked area, perfect for that first coffee of the day.

There's a log store, housing of the oil tank.

Opening to a lawned garden with a glorious summer house further entertaining space with brick built bbq, opening to lawns with a wealth of mature trees and shrubs, where you meander to the head of the garden where a chicken pen is housed and space for seating and fire pit.

This is truly a magical garden perfect for hide and seek. Equally lends itself to be a gardeners heaven.



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 D and EPC rating D



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Location

Berkeley, Gloucestershire, is a charming historic market town offering a welcoming community and a wide range of local amenities. The town centre features independent shops, cafés, pubs, a post office, library, and community centre, providing all the essentials within easy reach. Berkeley Castle and Gardens, along with Dr Jenner's House and Museum, add rich cultural and historical character to the area, while St Mary's Church offers a beautiful architectural landmark. The nearby Gloucester and Sharpness Canal and surrounding countryside provide wonderful opportunities for scenic walks, cycling, and outdoor activities. Residents also benefit from local primary schooling, healthcare facilities, and convenient access to neighbouring towns and transport links.

Ideally positioned for travel, Berkeley lies approximately 16 miles southwest of Gloucester and around 18 miles north of Bristol, both accessible in around 25–30 minutes by car via the A38 and M5. Although the town itself does not have a railway station, Cam & Dursley Station is just 6 miles away, offering regular direct train services to Gloucester, Bristol Temple Meads, Cheltenham, and Birmingham. This excellent connectivity allows residents to enjoy the tranquillity of rural living while remaining well connected to nearby cities and amenities.



Directions

From Junction 13 of the M5, take the exit signposted for Stroud and Dursley, then follow signs for the A38 towards Bristol. At the roundabout just after the junction, take the third exit onto the A38 southbound. Stay on the A38 for about 6 miles, passing through Whitminster and Cambridge. Continue down the A38 passing the turning for Berkeley and Sharpness. Go through the village of Berkeley Heath and continue on the A38 into the village of Heathfield, at the Applegates Garage turn right onto Alkington Lane and follow the road past Cold Elm Farm, the property is on your right hand side as the road bends as denoted by our for sale board clinchersaying.com

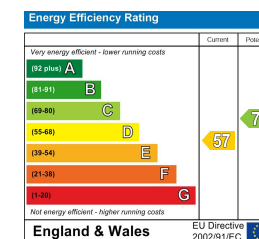
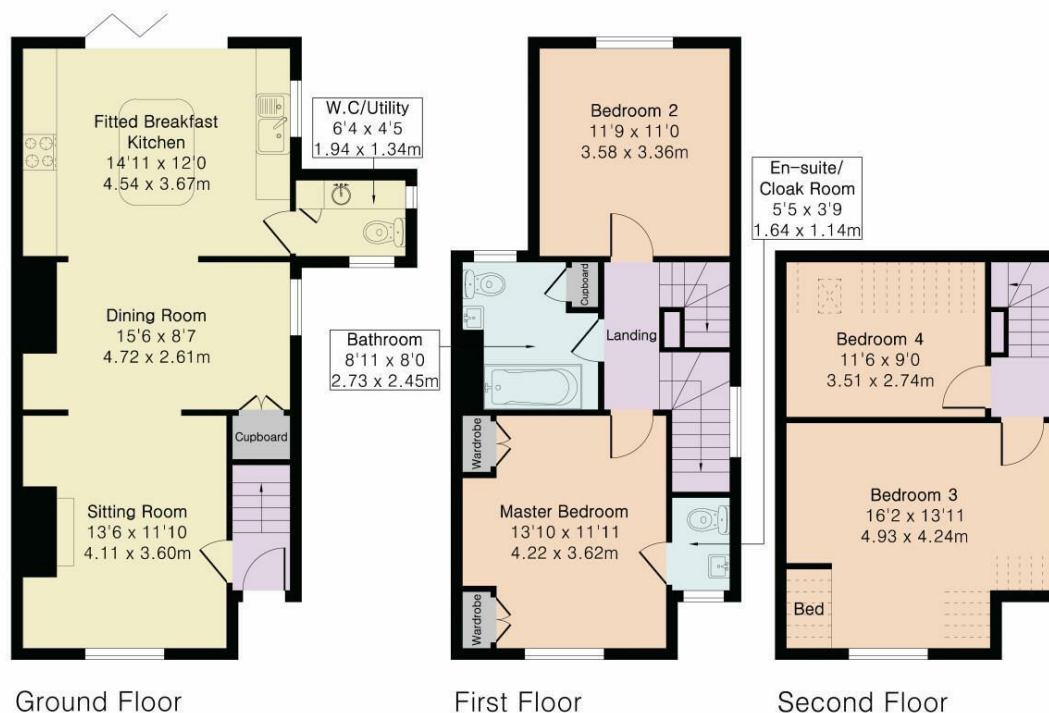


Approximate Gross Internal Area 1360 sq ft - 127 sq m

Ground Floor Area 555 sq ft – 52 sq m

First Floor Area 471 sq ft – 44 sq m

Second Floor Area 334 sq ft – 31 sq m



01453 703303
 homes@ajeaglos.co.uk
 www.ajeaglos.co.uk
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