



ESTATE AGENTS
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GLOUCESTERSHIRE



ROSEMARY COTTAGE , CHURCH ROAD, RANDWICK, STROUD, GL6 6JQ

The Property

Offered to the market with no onward chain, this delightful detached Cotswold stone cottage enjoys an enviable position within the heart of Randwick, combining timeless character with generous and wonderfully versatile accommodation.

Approached from the roadside via a sweeping gravel driveway, the property is framed by a generous front lawn, mature planting and trees, while the handsome Cotswold stone façade, complete with leaded windows and a characterful timber front door beneath a stone canopy, provides a wonderful first impression. Its elevated setting affords far-reaching views across the surrounding Gloucestershire countryside and a delightful position within this sought-after village.

The front door opens into a welcoming entrance hall, where the charm of the home is immediately apparent. Exposed stonework, substantial ceiling timbers and traditional detailing continue throughout, creating a warm and individual interior. Rosemary Cottage has been cherished by five generations of the same family, adding a particularly special sense of continuity and connection to the property. The fitted breakfast kitchen is full of rustic charm, featuring a range of off-white timber floor-standing and wall-mounted cabinets, complemented by neutral work surfaces and traditional wooden handles. A freestanding range cooker fridge freezer and dishwasher are included, while a window overlooking the garden provides a delightful outlook and an ideal vantage point for keeping an eye on children at play. There is space for a breakfast bar, creating a relaxed setting for informal meals and morning coffee. A traditional stable door opens directly onto the garden, and the kitchen opens through to the adjoining garden dining room. The garden dining room is a particularly appealing addition to the home, surrounded by glazing and enjoying a lovely outlook across the gardens. With direct access onto the terrace, it provides a delightful place to dine, relax or simply enjoy the changing seasons, creating a natural connection between the house and its outside space.

The snug is a wonderfully versatile room, rich in character and offering excellent flexibility. Exposed Cotswold stone walls, impressive timber beams and a charming fireplace with a wood-burning stove combine to create a warm and intimate atmosphere. The room would lend itself equally well as a cosy second sitting room, reading room, home office or optional third bedroom. Completing the ground floor is the family bathroom, fitted with a bath with shower over, wash hand basin and WC. An obscured window overlooking the garden provides natural light, while the room offers practical accommodation for everyday family living.

The sitting room is a beautifully proportioned and inviting space, centred around an impressive inglenook-style fireplace with a wood-burning stove set beneath a substantial timber mantel. Exposed ceiling beams and leaded windows add further character, while two windows overlooking the front garden are complemented by charming window seats, creating lovely places to sit and enjoy the outlook. Generous in scale, the room is equally suited to relaxed family living and entertaining. Stairs rise to the first-floor landing, with storage cupboard and doors providing access to both bedrooms.

Bedroom one is a truly exceptional space, enjoying a vaulted ceiling with substantial exposed timbers and exposed stone detailing. Two windows overlook the front lawn, while a further window looks across the rear garden, allowing natural light to fill the room from both sides. Generous in proportion and full of atmosphere, it creates a peaceful and memorable retreat. Bedroom two is also a well-proportioned double room, with a window overlooking the front lawn, a deep fitted wardrobe, it provides comfortable accommodation for family or guests while continuing the charm and individuality found throughout the home.

Rosemary Cottage is a wonderfully versatile home, offering comfortable accommodation as it stands together with exciting scope for future owners to reconfigure or extend the property to suit their own requirements, subject to obtaining any necessary planning permissions and building regulations approval.

Set within the highly regarded family village of Randwick, with its popular primary school, strong sense of community, village pub and countryside walks close at hand, this is a rare opportunity to acquire a much-loved character home with both immediate appeal and genuine future potential.

AGENTS NOTE

AI imagery has been used in selected photographs to provide furnishing ideas and demonstrate possible layout options. These images are for illustrative purposes only and should not be relied upon as an exact representation of fixtures, fittings or furniture included in the sale.





Outside

Outside, Rosemary Cottage is complemented by attractive gardens to both the front and rear. A sweeping gravel driveway provides generous off-road parking for numerous vehicles and leads to the integral single garage. The front garden is predominantly laid to lawn, with established borders, mature planting and trees framing the Cotswold stone façade.

The enclosed rear garden can be accessed directly from the stable door in the fitted breakfast kitchen, from the garden dining room, or via a gated pathway beside the garage leading through from the front garden. A small terrace adjoining the garden dining room provides a lovely place for outdoor dining and relaxation.

From the pathway, a couple of steps rise to the main lawn, which is bordered by dry-stone retaining walls, mature planting and established trees, creating a peaceful and private setting. Two useful outbuildings provide valuable garden storage, with an adjoining wood store offering practical space for logs. An old water pump adds a charming traditional feature and further reflects the character of this much-loved cottage and its gardens.

A Note from the Owners

"Rosemary Cottage has been home to five generations of our family. Our grandmother moved here from Derbyshire in the 1980s, bringing with her our great-grandmother and her daughter, our mother.

We have lived here ourselves for the past 13 years, bringing up our own children in the village and enjoying everything that village life has to offer. From attending the local school to supporting much-loved community events such as the Randwick Wap, it has been a very special place for our family.

We are sure the next owners will love both Rosemary Cottage and this delightful little village as much as we have, and will enjoy the same pleasure of calling Randwick home."



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 E and EPC rating D





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Location

Randwick, now a traditional Cotswold village from once several small hamlets and shelters beneath the western crest of a Cotswold Escarpment NW of Stroud. The village is a pleasing picture of traditional stone, (called lagers by the locals) remnants of its Weaving past. These line a maze of winding lanes adjoining parishes of Stonehouse and Standish.

Walks to the top of the ridge are rewarded with panoramic views of nearby Randwick Woods adjoining Standish woods.

Randwick C of E Primary School is highly regarded for its Christian values and achievements and currently an Ofsted outstanding school: <https://reports.ofsted.gov.uk/provider/21/115645>

A village hall, centre for annual Randwick Wap and other social activities.

In the heart of the village The Vine Tree Inn offers a warm welcome and appreciation of village life. On a typical evening you will find the pub with a wide variety of customers from local organisations having a meeting, the pub darts team in mid game to a lone dog walker enjoying a sneaky pint (dog in tow). The restaurant is very well regarded where you can sample the fine foods on offer, all home cooked. The Wap, locally renowned and highlight of village life, originally dates back to at least middle ages. An old custom abolished in 1892 and reintroduced 1972 incorporating early Pagan elements and takes place each May.

A short drive to Cashes Green, Cainscross, and Ebley offer a range of small shops: small supermarket, pharmacy, hair salon, fish & chip shop, cafes, several pubs, gymnasium, children's play centre, schools, rugby club and garages.

Within easy access is the whole spectrum of educational opportunities, alternative primary schools. Senior schools. Major bus and rail links are in Stroud only 1.5 miles and M5 J13 only 4 miles.



Directions

From the centre of Stroud outside the Ecotricity building follow the Cainscross road passing the schools and continue to the island taking the second exit onto Westward road, immediately move into the right hand lane to turn right at the traffic lights onto the Cashes Green road, follow the road over the railway bridge and continue. Pass through two small roundabouts and the road starts to rise towards Townsend and Randwick, The road starts to narrow as you approach the village of Randwick, you will pass the church on your right. Continue up through the village and past the Vine House Pub on your right hand side, the property is located immediately after the Vine House Pub as denoted by our for sale board.///admit.remainder.because



Approximate Gross Internal Area 1089 sq ft - 101 sq m

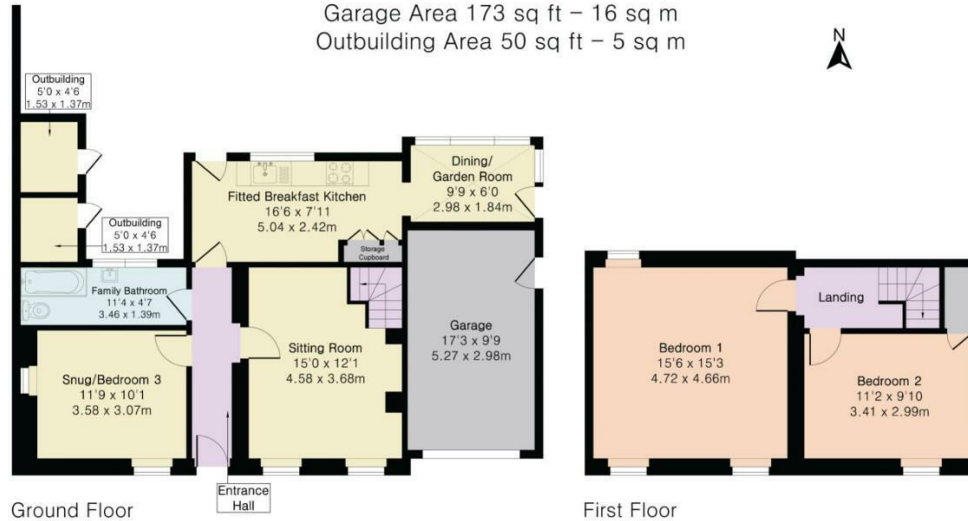
(Excluding Garage & Outbuilding)

Ground Floor Area 638 sq ft - 59 sq m

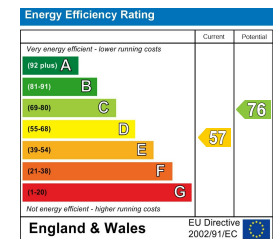
First Floor Area 451 sq ft - 42 sq m

Garage Area 173 sq ft - 16 sq m

Outbuilding Area 50 sq ft - 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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