



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



ELDERBERRY COTTAGE, STANDISH LANE, MORETON VALENCE, GL2 7LZ

The Property

Located in the rural village of Moreton Valence, just a short distance from Whitminster and Hardwick, this detached barn conversion offers charm, character, and a true sense of home. Rebuilt in the early 2000s, the property blends traditional features with spacious open-plan living.

A dwarf wall with inset garden gate sets the scene to the front, with mature shrubs and a well-kept garden framing the entrance. Side gates open onto a private driveway, detached double garage, and landscaped grounds.

Step through the front entrance, beneath a storm porch, and you are welcomed straight into the heart of the home – a light-filled open-plan kitchen, dining, and sitting room. This characterful space, with vaulted ceiling and exposed timbers, radiates a cosy cottage feel.

The kitchen is fitted with a range of pine base and wall cabinets with tiled worktops, built-in oven, hob, and extractor, along with space for free-standing appliances. Tiled flooring defines the kitchen area, while windows to the front and side provide plenty of natural light. From here, a door leads to the guest bedroom suite.

The sitting room centres around a charming brick fireplace with exposed chimney breast and raised hearth, complete with a wood-burning stove – perfect for winter evenings. Wooden French doors open out to a sun terrace and the surrounding gardens, offering a seamless flow between indoor and outdoor living. Doors also lead to the front and to the master suite.

The master bedroom is a true retreat, featuring a vaulted ceiling, fitted wardrobe, and bespoke French doors that open directly onto the garden, with far-reaching views over open fields. The en-suite bathroom includes a bath with shower over, wash basin, WC, and window to the front.

The guest suite, accessed from the kitchen, benefits from its own fitted wardrobe and a spacious en-suite bathroom, comprising bath with overhead shower, pedestal basin, and WC. A double bedroom with delightful garden views, it provides ideal accommodation for visitors or family.

Set within beautifully landscaped grounds, this unique home perfectly combines character and comfort in a peaceful village setting. While prospective buyers may wish to carry out some internal updating, the property offers a rare opportunity to secure a cottage-style barn conversion that connects effortlessly with its surroundings.

AGENTS NOTE

Please note that the property is empty in majority of rooms and we have shown some images for you to see what the property could look like with furniture in.

Stamp duty at £425,000 First Time buyer £6,250, Moving Home £11,250 Additional Property £32,500





Outside

Gardens

Externally, the gardens offer an idyllic retreat. Wrapping around the rear of the property, the outdoor space combines manicured lawns with mature planting, including established trees and a variety of flowering shrubs, all set against a backdrop of open fields. The neighbouring homes within the lane are well spaced, providing privacy without any sense of isolation.

A charming timber summerhouse adds character, featuring decorative stained glass and nostalgic signage – a perfect spot to enjoy the garden in every season.

The sun terrace is ideal for al fresco dining or relaxing outdoors, while the generous lawn provides space for recreation, family activities, or further planting. With such ease of access from the house, the garden feels like a natural extension of the living space.

To the side, a gated driveway leads to a substantial detached double garage with twin wooden doors. Inside, the garage benefits from power, lighting, and ample storage, offering versatility for those needing a workshop, hobby space, or secure parking for multiple vehicles.



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 A and EPC rating D





Location

Moreton Valence is a charming rural village in Gloucestershire, set back from the A38 that offers a peaceful countryside setting while still being conveniently close to key amenities in Whitminster. Nearby, you'll find everyday essentials such as local farm shops, cafés, and village pubs in the nearby villages surrounding while larger supermarkets and shopping centres are easily accessible in nearby Hardwick/Quedgeley and Gloucester Quays. The area is well-connected by road, with easy access to the M5, making commuting straightforward. Families benefit from a choice of good local schools, and there are plenty of outdoor spaces, walking trails, and parks to enjoy, making Moreton Valence a wonderful blend of rural tranquility and practical convenience.



Directions

From Junction 13 of the M5, take the exit onto the A419 towards Stroud, continue straight for approximately half a mile, and at the roundabout, take the third exit onto the A38 towards Gloucester. Follow the A38 for about three miles, then turn left onto Standish Lane. Continue along Standish Lane and you will find Elderberry Cottage located on the left as denoted by our for sale board. [///firepower.dined.sour](#)



Approximate Gross Internal Area 870 sq ft - 81 sq m

Ground Floor Area 571 sq ft - 53 sq m

Outbuilding Area 32 sq ft - 3 sq m

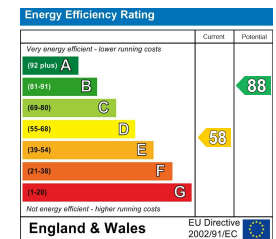
Garage Area 267 sq ft - 25 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



AJ



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

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.