



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE

No 2
Rose Cottages



2 ROSE COTTAGES, SPRING LANE, THRUPP, STROUD, GL5 2DS

The Property

What a delightful home; nestled on the hillside in the heart of Thrupp. This pretty attached Cotswold stone cottage is full of charm, with such a welcoming and cosy vibe throughout. Oozing character, with terraced gardens and a wonderful vista across the valley. You are within easy walking distance to the well regarded primary school in the village, and part of a much cherished community.

Approached from the garden gate, steps lead up to the cottage and grounds. The pathway leads to the front porch where you can soak up the views from the pretty front garden, a lovely spot to sit and relax. A small entrance porch provides handy space for coats and shoes. Upon entering the cosy sitting room, you are enveloped with warmth and character, greeted with exposed wooden beams, Cotswold stone walls and an open fireplace. Carry on through to the dining kitchen where an extensive range of fitted oak fronted cabinetry offers plenty of storage and worksurface with yet more charming features including quarry tiled flooring and a lovely, exposed beam. An integral double oven and hob are included, with spaces for under counter fridge, freezer, dishwasher and washing machine. There is space for a dining table. The rear hall, accessed from the kitchen, leads to the bright downstairs bathroom fitted with a white suite comprising WC, hand wash basin inset to a cupboard unit and a panelled bath with shower attachment, and a second external door leads to the gardens.

From the sitting room, a ledge and brace door opens to a charming wooden staircase leading to the first floor. Here can be found the main bedroom with ensuite shower room and a further snug/occasional bedroom leading to a second double bedroom, filled with natural light from two front facing windows and a roof light, converted from the Cotswold stone outhouse, thought to originally be no.3 Rose Cottages. A winding staircase leads from the snug to the second floor where you can find two versatile attic rooms, the first currently utilised as an art studio, showcasing the valley views, leading to a further double bedroom, both with beautiful open A frame timber beams. This floor offers a flexible arrangement for potential office space, and the bedroom is ideal for a teenager, or child's playroom/games room.

The pretty gardens complement the cottage beautifully, with generous lawned and gravel rear terraces, interspersed with shrubs and flowers and taking full advantage of the views, offering plenty of space for children/pets to play, and for outdoor entertaining. The garage and small concrete hardstanding completes the package, ticking those final boxes.

AGENT'S NOTES:

AI has been used for marketing purposes; we have removed the telegraph pole from the front. It can still be seen in some garden pictures and on our online photograph slideshow.

There is gated access from the rear garden, across the rear of no.1 Rose Cottages, to be agreed by prior arrangement, for purposes of rear maintenance to the cottage.





Outside

Outside

The cottage enjoys a beautifully arranged garden that makes the most of its elevated position and far-reaching countryside views.

Immediately adjoining the property is a charming terrace area, perfectly positioned to take in the rolling valley beyond. This inviting space is framed by mature hedging and well-stocked borders, creating a peaceful setting from which to enjoy the surroundings. The rear garden extends across gently sloping tiers, creating a sense of depth and interest. Predominantly laid to lawn, it is interspersed with a variety of established shrubs, flowering plants, and ornamental grasses that provide year-round colour and texture. Carefully considered planting includes seasonal blooms and structured greenery, while a gravelled pathway leads through the garden, offering both practicality and charm.

To one side is mature planting that provides both privacy and a natural backdrop. Timber fencing and hedging enclose the garden, maintaining a sense of seclusion while still allowing uninterrupted views across neighbouring cottages and the surrounding countryside.

On the lane, can be found a pre-fabricated garage and small concrete hardstanding (although not quite large enough to take a car fully off-road). Overall, the garden is a true highlight of the property, combining character, usability, and a picturesque outlook in a tranquil village setting.



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 F



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Location

Thrupp is a thriving and highly sought-after village in the Stroud District, known for its strong sense of community and excellent local amenities. Residents enjoy a variety of welcoming social spaces nearby, including Stroud Brewery, Felt Café and The Long Table in neighbouring Brimscombe - perfect for meeting friends and family. The picturesque Stroudwater Canal provides a scenic, leisurely walking route into Stroud town centre, while London Road offers convenient and regular bus connections. With a well-regarded local primary school close at hand and an abundance of beautiful countryside walks right on the doorstep, Thrupp presents an appealing blend of rural charm and everyday convenience.

Stroud itself, only 1.5 miles away, has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. Stroud has good transport links direct to Paddington approx (90 minutes) by train. There is easy access to both the M4 & M5 motorways to London, Bath and Bristol.



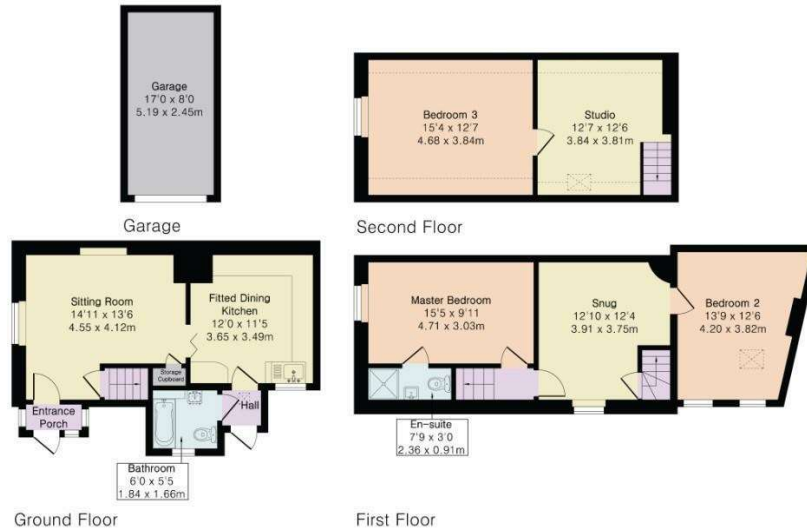
Directions

From Stroud centre on Dr Newtons Way, follow to the island, turn right onto the London road A419 signposted Cirencester. Follow this road over the traffic lights and continue passing a small industrial estate on the right. Very shortly you will pass a foot clinic on the left and just after you will see a turning on the left for Brewery Lane. Follow Brewery Lane and turn left on to Spring Lane, continue along and the road narrows, there is a garage on the right hand side with a sign saying 2 Rose Cottages, a garden gate with steps that lead you to the property as denoted by our for sale board. zaps.fencing.nervy PLEASE NOTE IT IS EASIEST TO PARK AT THE BOTTOM OF YEW TREE WAY AND WALK DOWN THE FOOTPATH TO SPRING LANE, TURNING LEFT AT THE BOTTOM. 2 ROSE COTTAGES IS A SHORT DISTANCE ALONG ON THE LEFT.

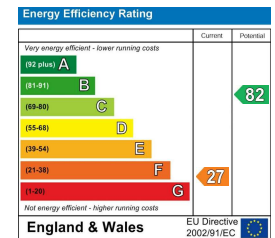


**Approximate Gross Internal Area 1284 sq ft - 119 sq m
(Excluding Garage)**

Ground Floor Area 407 sq ft – 38 sq m
 First Floor Area 521 sq ft – 48 sq m
 Second Floor Area 356 sq ft – 33 sq m
 Garage Area 137 sq ft – 13 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.



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



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