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FOR SALE

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# 8 THE COTTAGES, FOXMOOR LANE, EBLEY, GL5 4QD

## The Property

Tucked away with a lovely degree of privacy, this charming two bedroom cottage, believed to date back around 400 years, offers a wonderful sense of history and character from the moment you arrive.

Just off the track there is a chippings parking area for two small cars, positioned opposite the front of the cottage. On approach, the property is framed by beautiful wisteria flowing across the front, creating a soft and inviting first impression. Slim wooden double entrance doors, finished in a gentle sage green, open into the entrance porch, setting the tone for the character that continues throughout the home. Beyond, a traditional stable door leads into the cottage itself, adding to the charm and sense of arrival.

At the heart of the home is the sitting/dining room, a beautiful and inviting space full of original features. Exposed beams run overhead, adding warmth and texture, while the fireplace forms a striking focal point. The log burner sits centrally, providing a wealth of heat and creating a cosy atmosphere. To the side, the original bread oven remains, a rare and characterful feature that reflects the age of the cottage. Wooden flooring runs underfoot, enhancing the warmth of the space, while windows to both the front and rear, finished in a soft sage green, allow natural light to flow through. A useful cupboard beneath the stairs, ideal for use as a pantry or for everyday storage such as a Hoover, helping to keep the space uncluttered.

The sitting/dining room opens into the fitted kitchen, thoughtfully arranged with a classic cream shaker style. Solid wooden worktops bring warmth and contrast, complemented by a Belfast sink positioned to look out onto the rear courtyard garden. There is a built-in electric single oven with gas hob and extractor over, along with a good range of storage and space for free standing appliances. The flooring is finished in dark tiles, providing a practical and durable surface. A door from the kitchen provides direct access out to the rear courtyard garden.

The courtyard itself is a lovely enclosed space, finished with chippings and a raised planted bed. It is an ideal spot to sit and enjoy a morning coffee or relax with a glass of wine at the end of the day.

Aged and worn stone steps rise to the first floor, adding further character and a real sense of the cottage's history. The landing continues this feel, with a wooden door opening to a cupboard housing the boiler. There is also access to the loft via a drop down ladder, with the loft partly boarded and fully insulated, offering useful additional storage.

A rare and interesting feature of the first floor is the large chimney breast, which rises up along one side of the landing and continues through into the bathroom. This adds to the character of the home and would have helped retain and distribute heat from the log burner below, creating a warm and cosy feel during the colder months.

Bedroom one is a well proportioned room with space for a double bed along with a wardrobe or chest of drawers. The outlook is a real feature, with views stretching towards Selsley and Rodborough Common, creating a calm and restful setting.

Bedroom two is a versatile room, ideal as a child's bedroom or home office. It benefits from a built-in cupboard ideal as a wardrobe and a charming window seat set beneath the window, enjoying a lovely outlook to the front and across the countryside towards Westrip, an Area of Outstanding Natural Beauty.

The family bathroom is well arranged, with a bath and shower over, a sink and WC. A window looks out over the rear courtyard garden, allowing natural light into the space and adding to the overall feel.

Overall, this is a charming cottage, full of character and delight, offering a wonderful balance of period features and practical living.

### AGENTS NOTE

The home office image has been enhanced using AI to show its potential





## Outside

This charming cottage offers a wealth of outside space and useful outbuildings, thoughtfully arranged across the lane from the main house, adding to both its practicality and versatility.

It should be noted that the track running between the parking area and the cottage is not part of the property. The chippings parking area itself, positioned opposite the front of the cottage, is included and provides space for two small cars.

From the parking area, there is a secure storage shed, ideal for a motorbike or push bikes, as well as garden equipment. Adjacent to this is the 12ft x 10ft workshop, a highly useful space which benefits from an external water tap. This lends itself well to use as a utility area, with space for a washing machine, tumble dryer and additional storage.

From here, a pathway leads through a charming wrought iron gate towards the garden and outbuildings. As you pass through the gate, the home office sits immediately to the right, with a useful wood store positioned alongside.

The home office forms part of a further outbuilding, currently divided into two sections, creating a flexible and practical setup. The office itself benefits from power and lighting, with a window looking out across the front lawn and garden, providing a pleasant and peaceful place to work.

The pathway continues through to the main garden, which is mainly laid to lawn for ease of maintenance and enclosed by well established hedging and shrubs, creating a private and well balanced outdoor space. A gate at the rear provides additional access.

In addition, there is a rear courtyard garden, accessed directly from a door off the kitchen, offering a further area to sit and enjoy and allowing you to make the most of the sun at different times of the day.

Overall, the property offers excellent versatility, with a range of storage options, outbuildings and a separate home office. The outside space is equally appealing, with both a lawned garden and a rear courtyard, creating a home that is both practical and enjoyable to live in.

DUE TO THE HIGH LEVEL OF INTEREST RECEIVED PRIOR TO MARKETING, VIEWERS MUST BE CHAIN FREE AND IN A POSITION TO PROCEED. VIEWINGS WILL TAKE PLACE ON THE AFTERNOON OF TUESDAY 5TH MAY, WITH ALL OFFERS TO BE SUBMITTED IN LINE WITH OUR OFFER PROCESS BY 9AM ON WEDNESDAY 6TH MAY 2026.



## 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 B and EPC rating D



## Location

Set within Ebley, this location offers a great balance of everyday convenience and access to open countryside. The property is close to Ebley Wharf and the Stroudwater Canal, ideal for walking, cycling and enjoying waterside surroundings. Nearby Westrip provides access into the Cotswolds Area of Outstanding Natural Beauty, with woodland walks and far reaching views. Local shops and day to day amenities are within easy reach, along with a range of well regarded primary and secondary schools and Stroud College.

Positioned almost perfectly between Stroud and Stonehouse, you benefit from the best of both. Stroud offers a vibrant town centre with independent shops, cafés, restaurants and the well known Farmers' Market, while Stonehouse provides additional facilities and a convenient link to the M5. Both Stroud and Stonehouse railway stations offer direct services to London Paddington, with excellent access to Junction 13 for commuting to Gloucester, Cheltenham and Bristol.



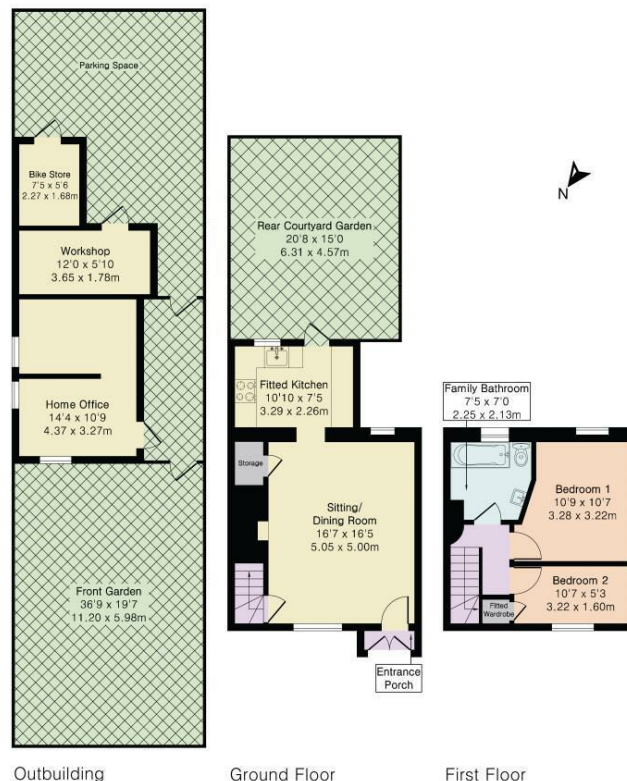
## Directions

From junction 13 of the M5 follow the A419 Bristol road towards Stonehouse passing the Stonehouse Court Hotel on your right and continue. Once you arrive at a large island, take the second exit onto Ebley road follow for a few miles towards Ebley. You will approach a small round about with a turning on the left into Foxmoor Lane. Follow this under the railway bridge and there is a row of cottages on your Right hand side. On the left you will see a turning for Deverux Crescent, directly opposite this there is a small track on the right, you will see our for sale board, turn into here and the cottage is the third up on the right an our for sale board is on the left by the parking and, outbuildings and garden. [///directs.label.housework](#)



**Approximate Gross Internal Area 648 sq ft - 60 sq m  
(Excluding Outbuilding)**

Ground Floor Area 377 sq ft - 35 sq m  
First Floor Area 271 sq ft - 25 sq m  
Outbuilding Area 272 sq ft - 25 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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