



ESTATE AGENTS
OF
GLOUCESTERSHIRE



ROSEHIP COTTAGE, 1 BATH TERRACE, EASTINGTON, GL10 3AZ

The Property

A wonderfully characterful attached cottage, set in the heart of Eastington village and enjoying an outstanding open outlook across the neighbouring countryside. Sympathetically modernised throughout, the property blends contemporary family living with the warmth and individuality of a traditional cottage, with bespoke finishes, generous accommodation, gardens, a home office, workshop and substantial private parking.

The property is approached along a quiet country lane, a generous driveway, with the cottage positioned beyond the enclosed gardens. A charming red door, set beneath a pitched canopy, leads into a welcoming porch and then into the L-shaped entrance hall, with oak flooring throughout the ground floor, stairs to the first floor and doors to the family dining fitted, sitting and cloakroom/utility room.

The sitting room is wonderfully inviting and filled with natural light, a fireplace, with timber mantel and log-burner inset, creates a lovely focal point. There is ample space for relaxing or spending time with family and friends, and French doors either side allow the room to connect beautifully with the outside.

The fitted kitchen has been designed as both a practical workspace and sociable heart of the home. Bespoke cabinets in a rich muted red are paired with warm timber detailing and elegant work surfaces, while the generous central island provides excellent preparation space and informal seating. Appliances include a double oven, halogen hob, integral dishwasher and an American fridge freezer sit neatly within the design, and the window above the sink draws in natural light and overlooks the garden. Flowing naturally from the kitchen, the dining family room is a relaxed and versatile space, well suited to everyday family life and informal entertaining. There is generous room for a dining table alongside comfortable seating, with oak flooring continuing through and French doors opening directly onto the garden.

Located off the entrance hall, the cloakroom/utility room has been thoughtfully arranged, with tall bespoke cabinets providing useful storage and space for stacked laundry appliances. The cloakroom itself is smartly finished with handy cupboards, low flush WC and wash basin, with a window bringing in natural light.

Upstairs, the first-floor landing leads to all three bedrooms and the family bathroom.

The master bedroom is an impressive suite, offering generous proportions, a wonderful outlook and an excellent amount of bespoke storage. French doors open to a Juliet balcony, drawing in natural light and framing the countryside beyond.

A full wall of fitted wardrobes and drawers, finished in a soft sage green, creates a calm and beautifully considered space, with warm timber handles adding a natural contrast. Further bespoke storage is arranged around and behind the bed, incorporating bedside cabinets, a central bedhead wall and useful additional cupboards. The room has been thoughtfully designed to feel both practical and restful, with ample space around the bed and room for a comfortable chair or dressing area. The adjoining en-suite is beautifully appointed and continues the calm, considered finish of the master bedroom. Fitted cabinets provide excellent storage and incorporate the wash basin and concealed low flush WC with a window offering a wealth of natural light. A panelled bath with shower fittings, marble-effect wall panels and a glazed screen completes the room, together with a chrome heated towel rail.

Bedroom two is a bright, well-proportioned double room with a dual-aspect outlook and lovely countryside views, with space for freestanding furniture, a desk or dressing table. Bedroom three is another charming double room, featuring a stone mantel and inset fireplace, with a peaceful outlook across neighbouring fields and established trees.

The family bathroom has been finished to a particularly high standard, with a panelled bath, rainfall and handheld shower fittings, glazed screen and striking marble-effect wall panels. Bespoke navy cabinets provide generous storage and incorporate the WC and wash basin, a chrome heated towel rail and window.

This is a truly delightful cottage, beautifully balancing period charm with modern comfort and thoughtful design. With its generous living spaces, bespoke finishes, magical gardens and far-reaching countryside outlook, it offers a wonderfully inviting home in a highly sought-after village setting.





Outside

The outside space is a particularly attractive feature of the property, beautifully arranged to make the most of its village setting and wonderful outlook across neighbouring countryside.

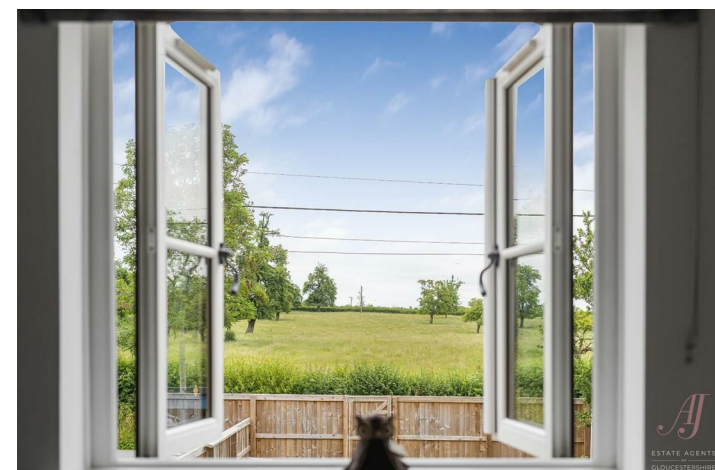
Approached from the lane, the property opens onto a substantial private driveway, providing ample off-road parking for several vehicles. Positioned beside the parking area is a detached workshop, offering excellent space for storage, hobbies, tools or practical everyday use.

The parking area is separated from the main garden by timber fencing, with gated access leading into the enclosed grounds. Gravelled pathways weave gently through the garden, with neatly defined lawned areas edged by timber sleepers and lavender planting adding colour, softness and seasonal fragrance.

Immediately beside the cottage, broad gravelled areas provide natural spaces for outdoor seating and dining, perfectly placed to enjoy the sunshine and peaceful surroundings. The charming red entrance door, together with French doors from both the sitting room and dining family room, creates a lovely connection between the house and garden, allowing the outside space to be enjoyed with ease during the warmer months.

Set within the garden is a detached timber home office with glazed double doors. Positioned away from the main house, it provides a quiet and separate place to work, while also lending itself beautifully to use as a studio, gym, hobby room or peaceful retreat.

The garden is enclosed by timber fencing and enjoys a lovely sense of privacy, while still feeling wonderfully open. Beyond the boundary, the outlook stretches across neighbouring fields, mature trees and open pasture, bringing a calm countryside atmosphere to this charming village cottage.



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



Location

Eastington is a thriving community, well served by village shops including family owned and managed long established Broomhalls butchers, a post office, Co op and a good English pub The Badger Inn, with Coffee shop at The Lazy Goose. The Eastington Farm Shop, newly featured and ethically minded, has café facilities and supports local farmers' fresh produce and artisan products.

Eastington is highly desirable due to its superb location nestling between rolling Cotswold vistas, winding River Severn and redevelopment of the Stroudwater canal. These and the River Frome provide a wealth of nature and historic interest with its many sites and walks to be explored.

Easy travel links. Junction 13 of the M5 is just one mile away. Stonehouse Railway station approx. (3 miles) has direct train links to London (Paddington). Cam railway station approx. (5 miles) has a direct line to Bristol (Parkway).



Directions

From Junction 13 of the M5, continue towards the island towards Stonehouse and Stroud the A419. You will see a petrol station on the left, take the 4th exit sign posted Eastington. This road is called Springhill, follow this road into the village passing the Badgers Inn on the left hand side. This road becomes Alkerton road, follow this road up to the next island and you will see a convenience store on the right hand side. Turn left onto the Bath road and continue along the road heading towards Frocester, pass a garage on the right and take the next left onto Middle Street, continue down the lane and the property is located on the right hand side,



**Approximate Gross Internal Area 1456 sq ft - 136 sq m
(Excluding Outbuilding)**

Ground Floor Area 728 sq ft – 68 sq m
First Floor Area 728 sq ft – 68 sq m
Outbuilding Area 376 sq ft – 35 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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