

# 2 ROSELEIGH COTTAGE BRIMSCOMBE



WHITAKER  
SEAGER



## 2 ROSELEIGH COTTAGE, WALLS QUARRY, BRIMSCOMBE, STROUD, GL5 2PD

A PRETTY SEMI DETACHED TWO BEDROOM COTSWOLD STONE COTTAGE, WITH OUTSTANDING VIEWS IN NEED OF MODERNISATION.

### *The property*

Built in 1895, 2 Roseleigh Cottage offers a wonderful opportunity for those seeking a traditional country home with scope for refurbishment and modernisation. The property enjoys far-reaching panoramic views over rolling countryside and would perfectly suit buyers looking to create a home tailored to their own taste and style.

#### Accommodation

The ground floor is approached via an entrance hall with stairs rising to the first floor. To the front, the sitting room features a period tiled fireplace with fitted gas fire and double doors opening to the garden. A separate dining room, also with a front aspect, includes a tiled fireplace surround and fitted gas fire. Completing the ground floor is a cloakroom with wash hand basin and a kitchen fitted with a range of wall and base units, together with appliances including a Zanussi oven and extractor hood, and enjoying a rear aspect.

On the first floor, the spacious landing benefits from dual aspects to the front and rear, enhanced by a charming stained glass window. Bedroom one enjoys a frontal aspect and boasts an ornate period fireplace, while bedroom two also overlooks the front, with an ornate fireplace and built-in wardrobe. The family bathroom is positioned to the rear, featuring a pine-panelled bath with fitted Mira shower, and a built-in airing cupboard housing the Worcester Bosch gas central heating boiler. A separate WC is located adjacent to the bathroom.

Agents note & additional information.

This property is being sold with an unregistered title deed.

Ofcom indicates ultrafast broadband is available, with good mobile reception in the area.





**Guide price**  
**£400,000**

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- *Entrance Hallway*
  - *Sitting Room*
  - *Dining Room*
  - *Kitchen*
  - *Downstairs Cloakroom*
  - *Two Bedrooms*
  - *Family Bathroom*
  - *Garage/Workshop & Parking*
  - *Front & Rear Gardens*
  - *Panoramic Views*
- 

**WITHIN EASY REACH...**

*Minchinhampton - 2.4 miles*

*Stroud - 3.2 miles*

*Nailsworth - 2.4 miles*

*Cirencester - 11.7 miles*

*Gloucester - 14.1 miles*

*Nearest Railway Station - 3.2 miles*

## *Outside*

Set behind a charming Cotswold stone wall, this delightful home is approached via gated access with a welcoming pathway leading to the front door, bordered by a lawn, established flower beds and a mature fruit tree. A patio terrace provides the ideal setting for alfresco dining and entertaining, all whilst soaking up the panoramic countryside views. To the rear, the garden is laid mainly to lawn with a pathway leading directly to the parking area and the versatile garage/workshop. A small lane to the side of the property also allows convenient access to the rear.

## *Situation*

The property is situated within the parish of Minchinhampton, and is conveniently nestled just below Minchinhampton Common and surrounded by hundreds of acres of unspoilt countryside protected by the National Trust. The Common offers an abundance of scenic walking routes and is also home to a popular golf course, making it ideal for recreation and outdoor pursuits.

Everyday amenities are conveniently located at Brimscombe Corner, just at the bottom of the hill, and include a post office, general store, The Ship Inn pub, and The Long Table restaurant. For families, Brimscombe Primary School is close by, with Minchinhampton Primary School and Amberley Primary School also within easy reach.



Approximate Gross Internal Area = 86.6 sq m / 932 sq ft  
 Garage / Workshop = 17.1 sq m / 184 sq ft  
 Total = 103.7 sq m / 1116 sq ft  
 (Including Void)

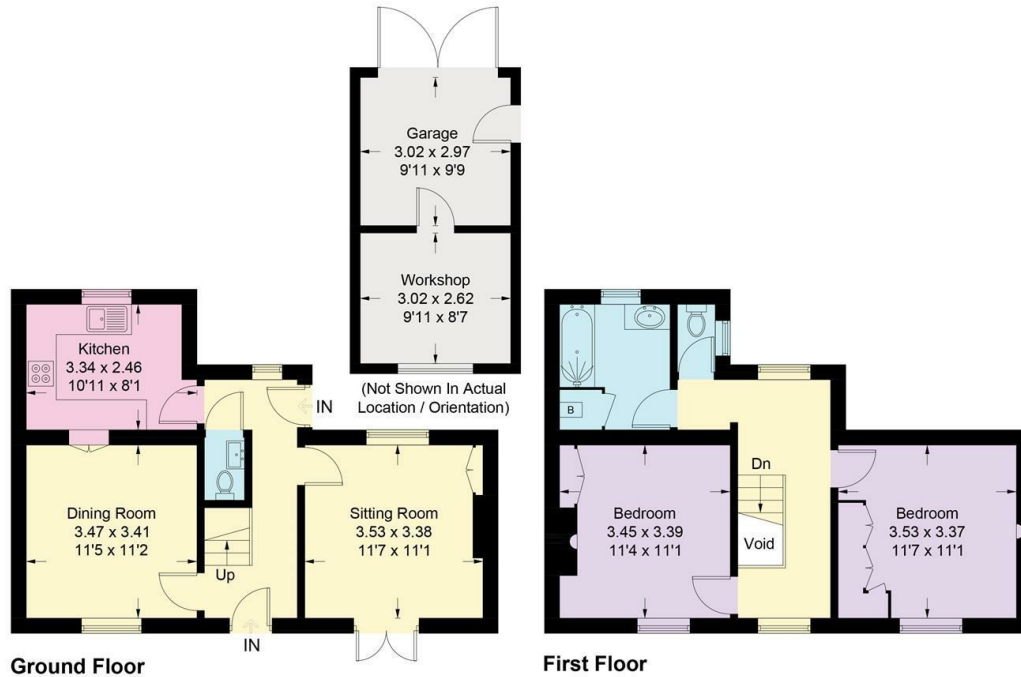


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233142)

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>			
(55-68) <b>D</b>		57	73
(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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## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 2PD

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District. Council Tax Band C and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

