



**Scarifour Cottage Wickridge Street, Gloucester GL19 4JW**

**£795,000**





## Scarifour Cottage Wickridge Street, Gloucester GL19 4JW

- Exceptionally well presented Grade II listed three bedroom cottage
- Situated on a plot measuring approximately 2/3 acre
- Swimming pool and cinema room
- Variety of versatile outbuildings
- Situated in the highly sought after village of Ashleworth
- Ample off road parking and garage
- Fully rethatched in July 2024
- Tewkesbury Borough Council - Tax Band E (£2,721 per annum 2024/2025).

**£795,000**



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### Scarifour Cottage

Dating back to the 1600's, Scarifour Cottage is a charming, thatched home in a picturesque rural setting. The property is set in a desirable plot measuring two thirds of an acre and includes an enclosed paddock, range of outbuildings and a beautifully landscaped outdoor swimming pool. Internally, the three-bedroom home is a charming blend of traditional charm with modern conveniences.

### Entrance Hall

Entering the home via the original, solid wood and glazed front door you are welcomed into the entrance hall with stripped floorboards, exposed beams to the ceiling and thumb latch doors leading to the ground floor accommodation and understairs storage cupboard. A window overlooks the front of the home and wooden stairs lead to the first floor.

### Living Room

The living room boasts dual aspect windows overlooking the front of the home and French doors leading out to the rear garden. An inglenook fireplace with raised hearth and brick surround creates a lovely focal point to the room. A door adjacent to the fireplace

leads to a cupboard housing the oil-fired central heating and hot water boiler.

### Dining Room

An opening from the living room leads you through to the dining room with flagstone flooring and exposed beams to the ceiling. Two windows offer lovely views over the rear garden and an opening leads through to the snug.

### Snug

This flexible room has a window to the rear aspect and could be enjoyed as a study to work from home or an additional living space. A thumb latch door takes you through to the inner hall.

### Inner Hall

The hall has a practical tiled floor and doors to the front and rear gardens.

### Kitchen/Breakfast Room

The family kitchen has been thoughtfully designed to incorporate a range of base and eye-level cupboards with marble worktops, providing ample storage and preparation space. The central kitchen island creates a sociable place to gather and houses the





induction hob with modern extractor fan above. Further integrated appliances include a Neff electric double oven with microwave and warming drawer, dishwasher and single drainer sink unit with mixer tap. There is plumbing for a washing machine and space for an American style fridge/freezer. The modern kitchen sits beautifully next to the stripped wooden floorboards and exposed beams, while the dual aspect windows boast views over the front and rear gardens.

### Ground Floor Shower Room

The modern fitted suite comprises a glazed shower cubicle and tray, WC, wash hand basin and heated towel rail. There is a practical tiled floor and an attractive stained glass window to the front aspect.

### Cloakroom

To complete the ground floor accommodation is a separate cloakroom with WC and wash hand basin.

### Landing

The landing boasts stripped wooden floorboards, solid wood balustrade and beams to the ceiling. Doors leads off to the three bedrooms and shower room.

### Bedroom One

A quirky carved door leads through to the master bedroom which features exposed timbers in the pitched roof and plenty of space for furniture. There is an exposed timber floor and window with shutters overlooking the side aspect.

### Bedroom Two

The second bedroom has exposed beams to the pitched ceiling and a window overlooking the rear garden. Adjacent to the bedroom is a

handy dressing area with window to the rear aspect and a beautiful internal, stained-glass window.

### Shower Room

The shower room has been cleverly designed to include a corner shower enclosure with tray, WC and vanity wash-hand basin. Storage has been incorporated into the pitched ceiling.

### Bedroom Three

The third double bedroom has exposed beams to the ceiling and a window overlooking the front aspect.

### Grounds

Arriving at the property you are greeted by a gated entrance which leads to a gravelled driveway providing ample off road parking. Accessed via a second set of gates, the pebbled driveway continues and leads to the front of the property.

Situated on a plot measuring approximately two thirds of an acre, the well maintained garden has been tailored by the current owners to include a combination of lawned and patio areas to enjoy throughout the year. There are a variety of established borders, mature trees and an original well. From the rear garden, a gate gives access to a paddock with hedge boundary.

The enviable outside pool with fully tiled surround boasts a raised decked area for seating and hot tub.

### Outbuildings

There are a substantial range of outbuildings in the grounds of the property. To the front of the home is a summer house with French doors, power and lighting which is currently utilised as a home office.

Overlooking the outside pool is a further





garden room which is currently used as a cinema room and benefits from power, lighting, electric heating and glass sliding doors.

Further outbuildings, which were formally stabling include workshop and storage space for a multitude of uses. There are bi-fold doors to an area which has been previously used to store vehicles.

### Location

The village has the benefit of being on a bus route and just outside the village is a petrol

station, additional stores, public houses and secondary schools. Good travel links enable Gloucester, Cheltenham and Tewkesbury to be accessible within 7.5 miles, 15.5 miles and 15 miles respectively. The perfect place to live!

### Material Information

Tenure: Freehold

Local Authority and Rates: Tewkesbury Borough Council - Tax Band E (£2,721per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Private drainage

Heating: Oil central heating.

Roof rethatched in 2024

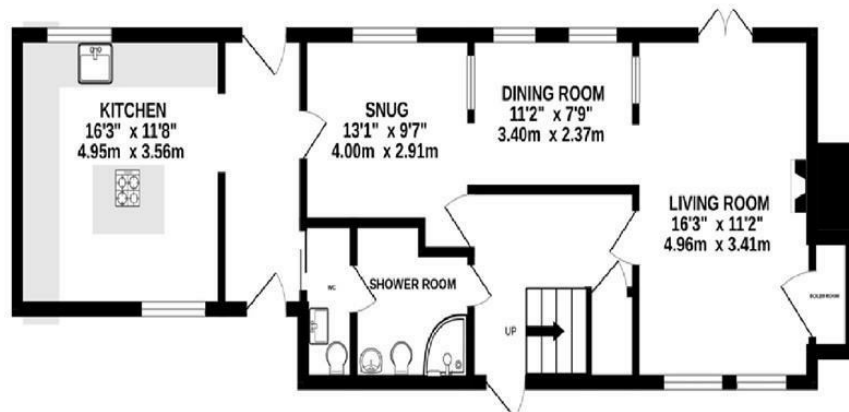
Broadband speed: Standard 8 Mbps, Superfast 50 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2.





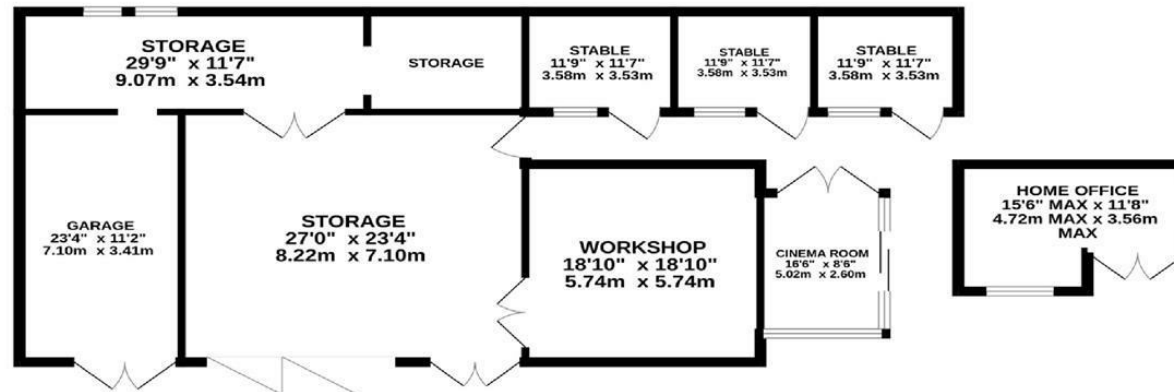
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



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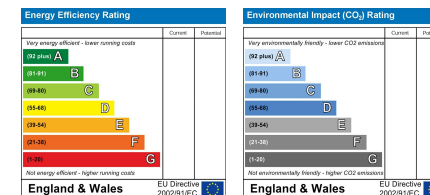
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