

RUDGE COTTAGE · EDGE





RUDGE COTTAGE · BACK EDGE LANE · EDGE · GL6 6PE

BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 3

GUIDE PRICE £1,250,000

- Stylish 5-Bed Family Home
- Spacious and Light-filled Rooms
- Home Office
- Double garage
- Indoor Swimming Pool
- Village Location
- Open-plan Kitchen/Living Area
- Landscaped Garden
- Driveway Parking

A stylish 5 bed home in a lovely village setting with a fabulous open-plan kitchen/living area, pretty landscaped garden, indoor swimming pool, garage and driveway parking

PROPERTY DESCRIPTION

Rudge Cottage offers a stylish 5 bed family home in the popular Cotswold village of Edge. The original cottage was built in circa 1918 with an extension in the late 1980s, followed by a further kitchen extension in 2011. The accommodation flows beautifully allowing for an abundance of natural light, well-designed entertaining spaces, and ample room for relaxed family living.

The home is all about lifestyle, with access to the outside from all of the reception rooms, as well as the pool house. A large reception hall sets the tone for the home, which is spacious with a lovely sense of flow throughout. The kitchen is clearly the heart of the home and a fabulous open-plan space that works equally well for

entertaining, as it does for quiet family suppers. White fitted units provide plentiful, stylish storage and a breakfast bar allows for informal dining. There is plenty of room for a large dining table and bi-fold doors open directly to a secluded patio. A two sided wood burning stove provides warmth for the colder months, for both the kitchen and the adjacent snug/dining room. Both the kitchen and reception hall benefit from underfloor heating.

Double doors open from the snug to the spacious sitting room. A lovely bright and spacious room, the sitting room opens to the rear garden via double doors. Access to the swimming pool (currently out of use), sauna, pump room and pool house, leads off the sitting room. This section of the

house could easily be converted to an annexe, should the swimming pool not be required.

Five double bedrooms are located on the first floor, three with en-suite and the principal bedroom with walk-in wardrobe and a Juliet balcony overlooking the garden. All of the bedrooms have been thoughtfully laid out to provide ample storage alongside comfort. A family bathroom is also located at this level, together with an attic home office.

GARDEN & GROUNDS

The enclosed garden is set to the rear of the house and is beautifully landscaped with well-stocked borders, gently sloping lawn and a choice of seating areas. A pretty

pergola runs along one side of the garden and a large shed is located at the top of the garden, with roadside access, plus a greenhouse.

The property also benefits from a double garage and ample driveway parking.



LOCATION

Edge is a quintessential English village with a wonderful sense of community. Renowned for its traditional summer fete on the village green, the event attracts crowds from far afield. The village has a strong sense of community with numerous local events. There is plenty to do, with a popular pub and beautiful church and lots of amenities and sporting clubs, including thriving tennis and rugby clubs in nearby Painswick and a popular golf course on Painswick Beacon. The Cotswold Way passes through the village, ideal for walking and there are numerous bridal paths.

Access to excellent schools is a key draw for many families and the village is particularly well placed for bus routes to local schools. There is an excellent choice of both grammar and independent schools in Stroud, Gloucester and Cheltenham.

The village is well placed for commuting to Gloucester and Cheltenham and within easy reach of the M5 for Bristol and the

Midlands. London is within circa 90 minutes from Stroud Station.

Nearby Stroud has a major Waitrose as well as three other supermarkets, an award winning Saturday Farmers Market, multiplex Cinema and a Leisure Centre.



DIRECTIONS

Leave Painswick on the A46 towards Stroud. After approximately 50 yards, turn right onto Edge Road (also known as Back Edge Lane). Continue along this scenic lane for a couple of miles as it winds through the countryside toward the village of Edge. Rudge Cottage is located at the end of the lane on the right hand side.





MURRAYS

SALES & LETTINGS

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Painswick

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Minchinhampton

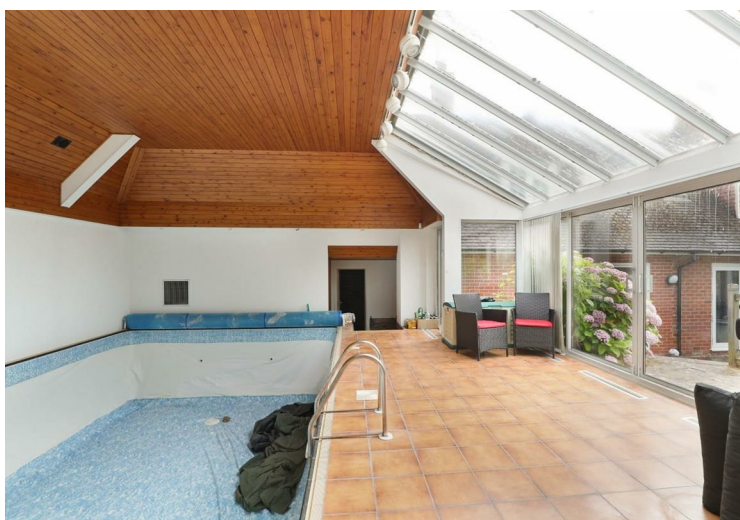
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TENURE

Freehold

EPC

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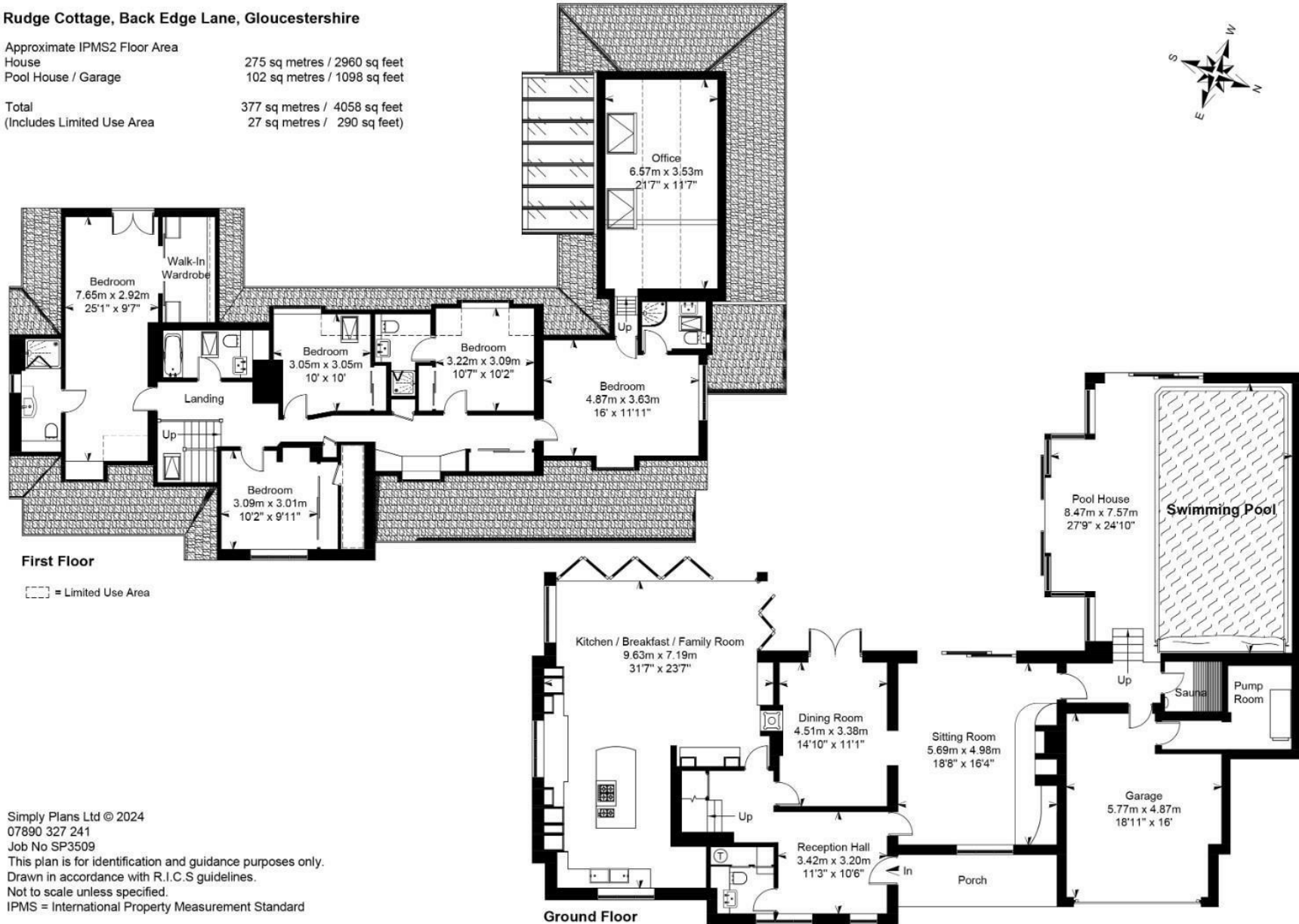
SERVICES

Water and Electricity are connected to the property.
Mains drainage and oil fired central heating.
Stroud District Council tax band G, £3,699.14 2024/25.
Broadband, Standard 15 Mbps, Superfast 80 Mbps;
Mobile EE & O2, both limited

For more information or to book a viewing
please call our Painswick office on 01452
814655

Rudge Cottage, Back Edge Lane, Gloucestershire

Approximate IPMS2 Floor Area	
House	275 sq metres / 2960 sq feet
Pool House / Garage	102 sq metres / 1098 sq feet
Total	377 sq metres / 4058 sq feet
(Includes Limited Use Area)	27 sq metres / 290 sq feet



SUBJECT TO CONTRACT

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