

NORTON COTTAGE · WRAGGCASTLE LANE
PITCHCOMBE · STROUD





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WRAGGCASTLE LANE · PITCHCOMBE ·
STROUD · GL6 6LU

BEDROOMS: 6
BATHROOMS: 4
RECEPTION ROOMS: 3

GUIDE PRICE £1,450,000

- Magnificent Period Home
- Idyllic Edge of Village Location
- Stunning Views
- Light-filled and Spacious Rooms
- Close Proximity to Painswick
- English Country Garden
- Character Features
- Yoga Studio/Home Office
- Garaging and Outbuildings
- Excellent Choice of Top Schools

Norton Cottage offers a stunning family home set in an idyllic location with far-reaching views, magnificent walled English Country Garden and a wealth of period charm

Description

Norton Cottage offers an exceptional family home filled with bright and spacious rooms and enveloped by a classic walled English country garden.

A charming period door opens to a handsome hallway with boarded floorboards for ease of living.

The 31ft kitchen with its historic elm floor is clearly the heart of the home. The space works equally well for hosting as for informal family suppers, with room for a large dining table. Fitted wooden units provide ample discreet storage and an Aga, believed to be one of the first Agas ever made, creates a warming focal point. Breakfast bar seating is ideal for relaxed dining or a morning coffee.

A large walk-in pantry provides useful additional storage.

Two inter-connecting reception rooms, both with original fireplaces, offer superb spaces for entertaining and also for relaxed everyday living. A bay window in the drawing room neatly frames the pretty view over the garden.

Steps lead up from the drawing room to a spacious yoga studio which would work equally well as a home office.

A cloakroom, and utility/boot room, complete the ground floor.

Six bedrooms are located across the upper two floors, three with en-suite bathrooms, along with a first floor cloakroom and a

second floor family bathroom.

The principal suite has a large en-suite bathroom and a superb, spacious dressing room with plentiful built-in storage.

All of the bedrooms benefit from pretty views over the garden and valley.

Garden & Outbuildings

Norton Cottage benefits from an exceptional English country garden reputedly designed by British horticulturist, Gertrude Jekyll.

With a south/south-easterly aspect, the garden has a choice of seating areas for relaxation and enjoying the wonderful views.

A mellow redbrick wall with espalier fruit trees creates a charming boundary and well-stocked borders provide sensational year-round displays.

Level lawns run along the front of the house with a gently sloping lawn to the side of the property. A pond creates a delightful spot for relaxing with a book whilst soaking up the panorama.

There is off-road parking for several cars alongside the lane, along with a garage and potting shed.



Location

Tucked away off a quiet country lane, Norton Cottage sits in an idyllic, elevated location with magnificent far-reaching valley views.

Within easy reach of the villages of Pitchcombe and Painswick, the property is set within a unique and charming small group of period homes.

Pitchcombe is a quintessentially pretty Cotswold village with a welcoming and inclusive community, an annual village fete and historic church.

Painswick can be accessed via a two minute drive or on foot across a network of footpaths. With several thriving cafes, a boutique hotel and village shop, Painswick is a great weekend walking destination for a coffee and catch up. Painswick Beacon hosts a popular golf course and the Rococo Gardens are well worth a visit.

Stroud is less than a ten minute drive and is well-known across the Cotswolds as an artistic hub with a unique bohemian vibe. Stroud benefits from several leading supermarkets, including Waitrose, as well as sporting facilities, independent retailers and an award winning Saturday Farmers Market.

Cheltenham is also within a 20 minute drive and offers excellent shopping, restaurants and theatre, as well as numerous music and arts festivals and racing at its the renowned National Hunt racecourse.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought-after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton.

School buses run along the A46 to most of the local schools in both the private and state sector. There is also a popular village primary school in nearby Painswick.

Well placed for commuting, Norton Cottage is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



Directions

From our Painswick Office proceed south on the A46 towards Stroud and Wragg Castle Lane is the second turning on the right, after approximately one mile. Norton Cottage will be found on the right, about halfway up Wragg Castle Lane.





MURRAYS

SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

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SERVICES

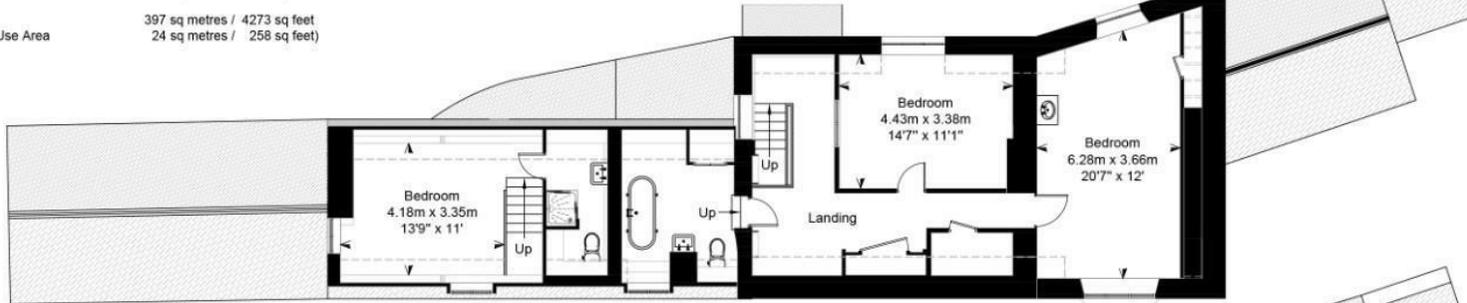
Mains electricity, water and drainage connected to the property. Oil CH. Stroud District Council, tax band G; £3,818.60 (25/26). OFCOM checker, broadband; standard 16Mbps, ultrafast 1,000Mbps. Mobile, EE, o2, Three and Vodafone all likely and variable.

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

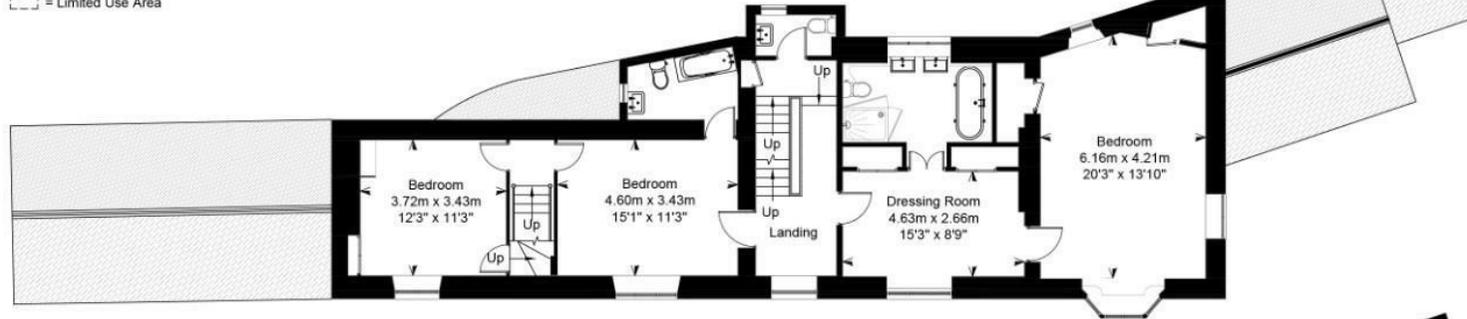
Norton Cottage, Wragg Castle Lane, Pitchcombe, Gloucestershire

House Approximate IPMS2 Floor Area	362 sq metres / 3896 sq feet
Garage / Boiler Room	16 sq metres / 172 sq feet
Garage	14 sq metres / 151 sq feet
Potting Shed	5 sq metres / 54 sq feet
Total	397 sq metres / 4273 sq feet
(Includes Limited Use Area)	24 sq metres / 258 sq feet

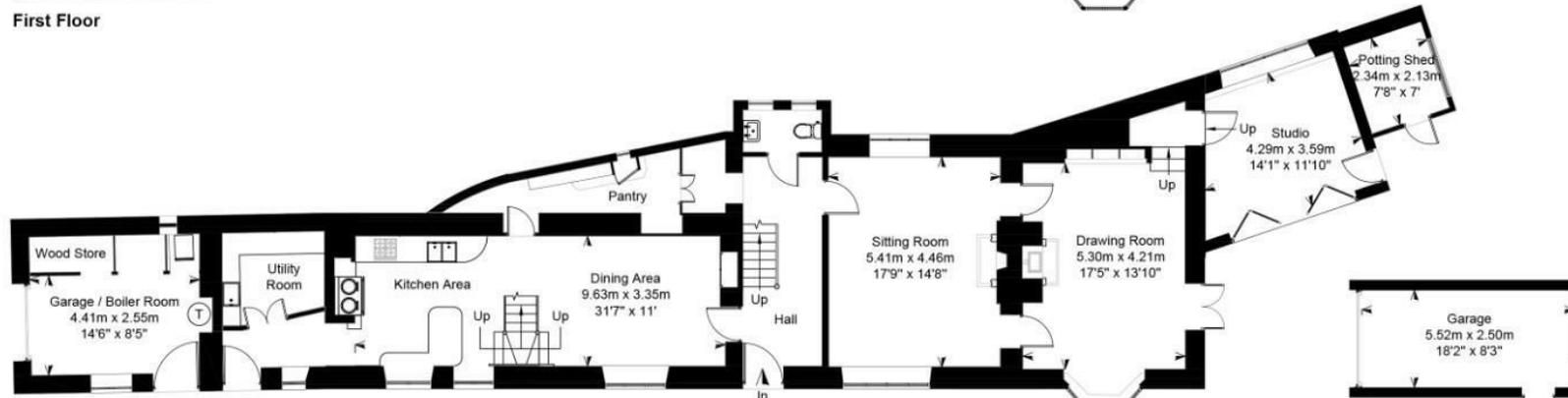
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 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard



Second Floor
 [Hatched Area] = Limited Use Area



First Floor



Ground Floor

Outbuildings
 Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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