

ROSE COTTAGE
SLAD · STROUD





ROSE COTTAGE · SLAD STROUD · GL6 7QE

BEDROOMS: 5

BATHROOMS: 4

RECEPTION ROOMS: 2

GUIDE PRICE £995,000

- 18th Century Period Cottage
- Wonderful Views
- Pretty Garden
- Detached Barn
- Oak Framed Garden Room
- Idyllic Rural Location
- Ample Parking
- Period Features
- Walking Distance from Village Pub
- Large Cellar

Offering Cotswold living at its finest, Rose Cottage exudes historic charm. This handsome home is located in a elevated position within the heart of the village, offering magnificent views, ample parking and a detached barn.

Description

Rose Cottage offers the perfect example of quintessential Cotswold living. Sitting in an elevated location, a handsome facade sets the tone to the immense charm and character that runs throughout the entire property.

Opening to a reception hall with room to hang coats, the cottage has an instantly welcoming feel with a Cotswold limestone floor ideally suited to muddy boots and country living.

The cottage benefits from a host of period features including deep window seats, stone mullion windows, aged beams and original fireplaces.

The dual aspect kitchen is clearly the heart

of the home; open-plan, the space has a living area with room for a good-sized table and armchairs to the front and more functional fitted units in a later extension set to the rear. Doors open to the garden from the rear section of the kitchen, ideal for alfresco dining.

A green Aga creates a warming focal point and fitted units in a rich blue hue provide ample discreet storage. A walk-in pantry provides additional storage and a doorway leads down to a large full-height cellar, useful as a wine cellar or log store but with obvious potential to convert for alternative use such as a gym or home cinema.

There is a cloakroom and boot room for storing country paraphernalia after a walk in the surrounding countryside.

The sitting room is a handsome space with a central woodburning stove ideal for cosy nights at home and a pretty window seat overlooking the front aspect.

An oak framed garden room with underfloor heating leads off the rear of the sitting room opening directly to the garden, creating the perfect spot for summer entertaining.

Five bedrooms are located across the upper two floors, three with en-suite and all benefitting from wonderful views either across the rolling fields or over to the village. There is ample built-in storage and a large storage/airing cupboard on the first floor. Many of the rooms benefit from pretty window seats for relaxing and soaking up the panorama.

A good-sized family bathroom is also located on the first floor.

Garden and Barn

The garden is largely set to the rear and side of the cottage overlooking open fields. A level lawn is flanked by a choice of seating areas, including a raised patio with wonderful views.

Steps lead up to a good-sized barn/workshop, clad in larch wood from Cirencester's Bathurst estate. Divided into two, the one section would make an ideal home office and the remainder of the barn is currently used as a workshop/storage. The barn would convert well into additional living space, subject to the necessary planning consent.

A gravel parking area is located to the side of the house and further gated access higher up the lane opens to further parking and the barn.



Location

Slad offers village life at its finest. Nestled in a secluded valley just above Stroud, the village is famed for its rolling countryside, unspoilt rural charm and literary heritage associated with poet and author, Laurie Lee.

Rose Cottage is nestled off a quiet country lane in the heart of the village, offering magnificent views and rural tranquility, whilst still within walking distance of the village pub and within easy reach of the nearby market town of Stroud.

Stroud is well-known for its award winning Saturday Farmers' Market and also has a good choice of amenities including several leading supermarkets and sports facilities, along with a good choice of popular restaurants including the acclaimed Juliet restaurant.

Slad has a welcoming and inclusive community with the Woolpack Inn at the heart of village life. A popular haunt of Laurie Lee in his time, the pub today draws visitors from far afield, not least for its much applauded cuisine.

Surrounded by glorious countryside, the village is ideally located for walking with

wonderful routes along the Cotswold Way, including to the nearby town of Painswick and the pretty village of Sheepscombe.

Painswick offers a welcoming community with two popular pubs, village shop, pharmacy, several independent coffee shops and a boutique hotel offering fine dining.

Cheltenham is also within easy reach with its shopping, restaurants, Literature and Music Festivals.

One of the key draws to the area is the excellent choice of schools with sought after grammar schools in Stroud, Gloucester and Cheltenham and a good selection of top tier private schools in nearby Cheltenham, along with Wycliffe in Stonehouse and Beaudesert Park in Minchinhampton.

Leisure opportunities include a golf course on nearby Painswick Beacon, racing at Cheltenham and premier division rugby at Gloucester.

Transport links are good with London two hours by road and 90 minutes by rail from nearby Stroud Station.



Directions

From our Painswick office follow St Mary's Street into the centre of the village, turning right into Tibbiwell Lane. Follow the lane down the steep hill and up Greenhouse Lane on the other side; on reaching the staggered T junction, turn left and follow the road 20 yds to the main Slad Road/Bulls Cross. Turn right onto the Slad Road and after less than half a mile take the first left hand turn just before the war memorial. Rose Cottage is the first house on the left with a five bar gate and ample parking.





MURRAYS

SALES & LETTINGS

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 3 King Street, Stroud GL5 3BS

Painswick

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 The Old Baptist Chapel, New Street,
 Painswick GL6 6XH

Minchinhampton

01453 886334
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 3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
 info@mayfairoffice.co.uk
 41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

E

SERVICES

Mains water and electricity. Septic tank drainage. Oil CH. Stroud District Council, tax band G £3871.06 (25/26). OFCOM checker; broadband, standard 9Mbps, ultrafast 1,000Mbps. Mobile; EE, o2, Three and Vodafone all good and variable.

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

Rose Cottage, Slad, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 218 sq metres / 2347 sq feet
 Cellar 24 sq metres / 258 sq feet
 Barn 57 sq metres / 614 sq feet

Total 299 sq metres / 3219 sq feet
 (Includes House Limited Use Area 19 sq metres / 204 sq feet)
 (Includes Barn Limited Use Area 16 sq metres / 172 sq feet)

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Job No SP1935

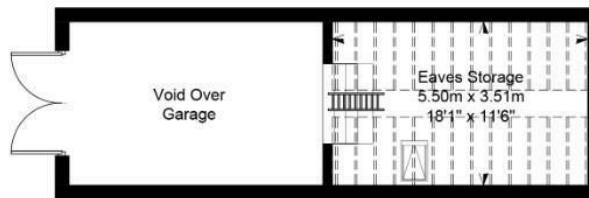
This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

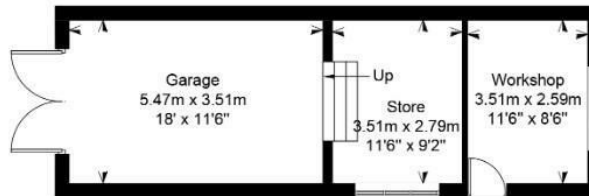
IPMS = International Property Measurement Standard

[---] = Limited Use Area



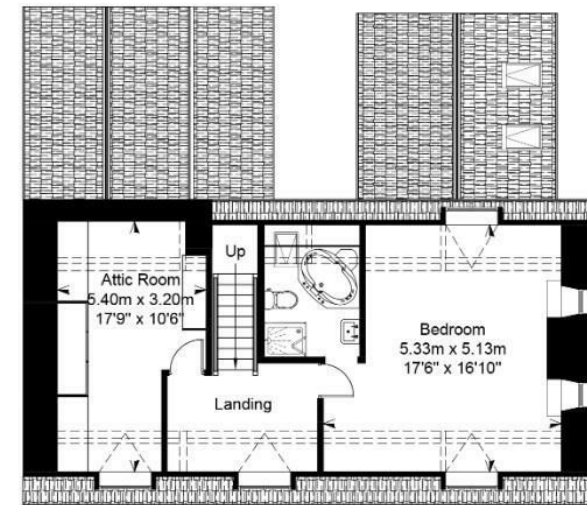
Eaves Storage
 Accessed Via Ladder

Barn
 First Floor



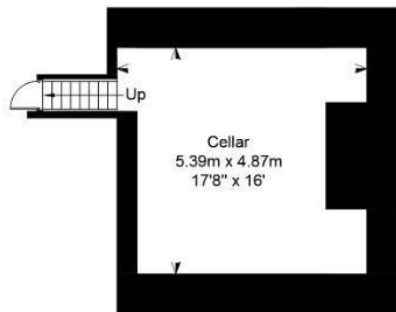
Outbuildings
 Not Shown In Actual Location Or Orientation

Barn
 Ground Floor

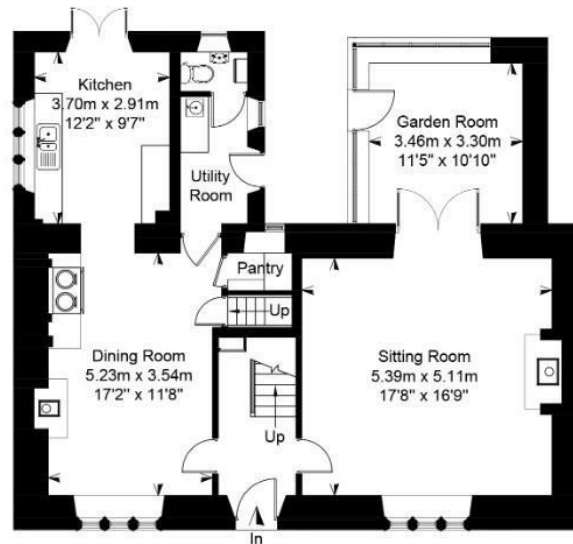


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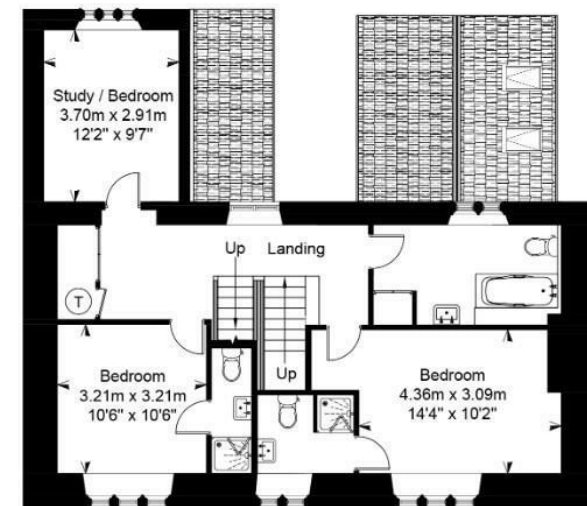
Second Floor



Cellar



Ground Floor



First Floor

SUBJECT TO CONTRACT

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