

TUDOR COTTAGE
BUTTERROW HILL
STROUD



MURRAYS
SALES & LETTINGS

TUDOR COTTAGE
BUTTERROW HILL
STROUD
GL5 2LQ

If you are looking for a quintessential Cotswold Cottage in a lovely elevated setting with superb far reaching views, Tudor Cottage offers it all

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £515,000

FEATURES

- Cotswold Stone Semi-detached Cottage
- Far Reaching Views
- 4 Bedrooms
- 2 Reception Rooms
- Period Character
- Parking by arrangement
- Terraced Gardens
- Front and Rear Terraces, Ideal for Entertaining
- Elevated Location
- Within easy reach of National Trust Common



DESCRIPTION

Tudor Cottage is a gem of a home. Situated in a lovely elevated position with superb views over open countryside and Stroud town, this quintessential Cotswold cottage oozes charm and character.

Extended, improved and beautifully presented by the present owners, the very adaptable accommodation comprises - large entrance porch leading into a spacious dining room, off which is the cosy sitting room with lovely open fire. There is a well fitted kitchen, separate utility, downstairs cloaks/shower room and access up to the newly added home office/garden room with access out to the garden. Stairs from the dining room lead to a spacious study or second sitting room. The master bedroom has a dressing room and shower en-suite. A further double guestroom and stylish bathroom complete the first floor. A separate staircase from the office/landing leads to bedroom 3. Accessed via bedroom 2 is an occasional 4th bedroom.

Outside the terraced gardens have been well landscaped, laid to lawns with flower borders, mature shrubs and trees. There are entertaining terraces to both front and rear, both benefiting from the lovely views. Off street park is available by arrangement





DIRECTIONS

The property is most easily found by leaving our Stroud office in the direction of Cirencester on the A419. At the first set of traffic lights (Bowbridge), turn right. Continue up the hill for approximately half a mile and Tudor Cottage can be found on the right hand side, shortly after the crossroads with Rodborough Lane. For viewings, you can use the arranged parking space in Butterrow Lane which may be retained post sale by arrangement with the owner, (please see plan).

LOCATION

The location of Tudor Cottage is one of its key attributes. In a fabulous elevated position, the home benefits from the best of all worlds with breath-taking views across the Stroud Valley to Chalford in one direction, and Stroud town to the other, but still within walking distance of the town centre. Stroud benefits from many amenities with several leading supermarkets, including Waitrose, fitness facilities, cinema and award winning Saturday Farmers' Market. The market towns of Nailsworth and Minchinhampton are also within easy reach of Tudor Cottage, offering a host of independent retailers, restaurants and coffee shops.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. There are several sought after grammar schools in Stroud, Gloucester and Cheltenham and Beaudesert Park, in the private sector, is within easy reach.

Tudor Cottage is well placed for travel with trains into London Paddington (circa 90 mins) from Stroud mainline Station (a 5 minute drive), or Kemble Station (circa 75 mins into London). The M4 and M5 motorways are both easily accessible. Stroud Railway Station - (1.8 miles) - Kemble Railway Station (12 miles) - Cirencester (11 miles) - M5 Motorway junction 13 (8 miles) - M4 Motorway junction 18 (27 miles). Distances and times are approximate.



Tudor Cottage, Butterrow Hill, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 162 sq metres / 1744 sq feet

(Includes Limited Use Area 16 sq metres / 172 sq feet)

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07890 327 241

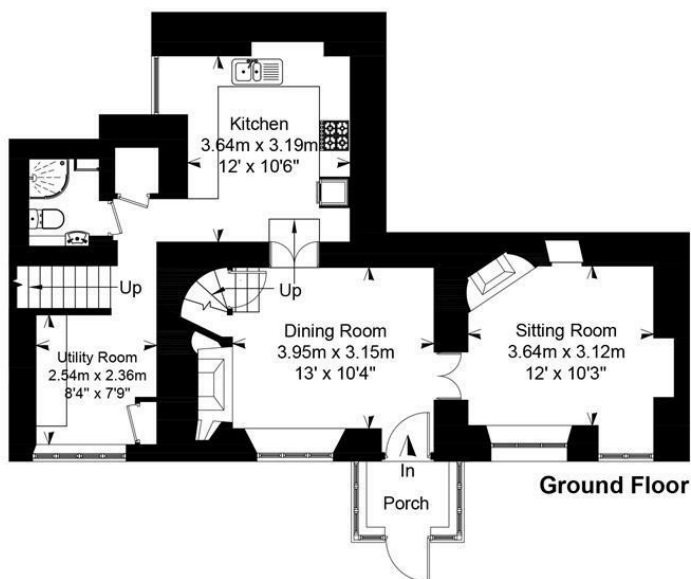
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This plan is for identification and guidance purposes only.

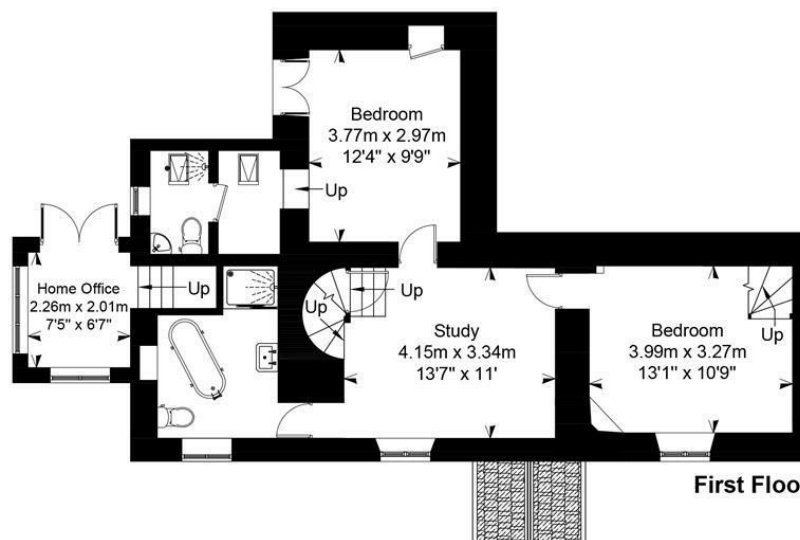
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

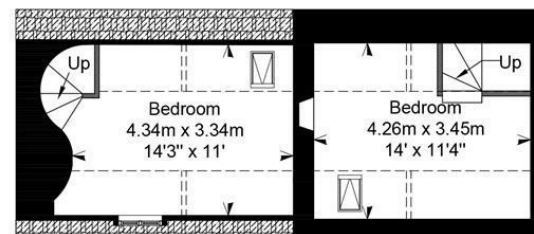
IPMS = International Property Measurement Standard



Ground Floor



First Floor



[---] = Limited Use Area

Second Floor



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41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH.

Stroud District Council Tax Band D,

£2202.70 2024/2025. Ofcom Checker:

Broadband, Standard 5Mbps, Superfast 80 Mbps. Mobile, O2, EE, Three & Vodafone.

SUBJECT TO CONTRACT

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For more information or to book a viewing
please call our Stroud office on 01453 755552