



## HARLEY COTTAGE

The Street | Tirley | Gloucestershire | GL19 4ES

HUGHES **HS** SEALEY



# Welcome to... HARLEY COTTAGE

Welcome to Harley Cottage, a lovely three-bedroom detached cottage located in this highly desirable village. Offering a wealth of charm and character, the home enjoys a good amount of space over the two floors and, furthermore, benefits from a large, mature garden and plenty of driveway parking.

Located in the heart of the village, the property is between Cheltenham and Tewkesbury, with both being only a short drive away. The mediaeval town of Tewkesbury offers a wide variety of shops, bars, restaurants and cafés, alongside the Roses Theatre, while the Regency Spa town of Cheltenham enjoys the Promenade, Montpellier, Cheltenham Racecourse, the Town Hall and a variety of festivals that take place throughout the calendar year.

Returning to the property, internally there is a central entrance hall that gives access to the living room on the

left and the kitchen/breakfast room on the right. The living room is a lovely space with French doors to the front elevation, which leads onto the front terrace, and a log-burning stove inset to an exposed red brick chimney breast.

The kitchen/breakfast room offers a wealth of fitted units that sit alongside a host of integrated appliances. There is space for a four-seater table and chairs, and the window to the front elevation allows views over the garden.

To the rear of the kitchen is a utility area, cloakroom and a separate study.

Upstairs are three bedrooms and the family shower room. The master bedroom enjoys plenty of natural light from the triple-aspect windows, two of the three bedrooms enjoy a view over neighbouring paddocks or farmland.

















# Explore outside... HARLEY COTTAGE

Externally, the property benefits from a large gravel driveway, giving off-road parking for 3-4 cars, while the garden is large and mature and features a large terrace, lawns and raised flower beds.

## KEY FEATURES

- A lovely three-bedroom detached cottage, located in this highly desirable village
- Large mature garden to the front elevation featuring lawns, paved terrace and raised beds
- Driveway parking for three – four cars
- Living room with log burning fire inset to exposed red brick chimney
- Spacious kitchen/breakfast room, enjoying a wealth of fitted units

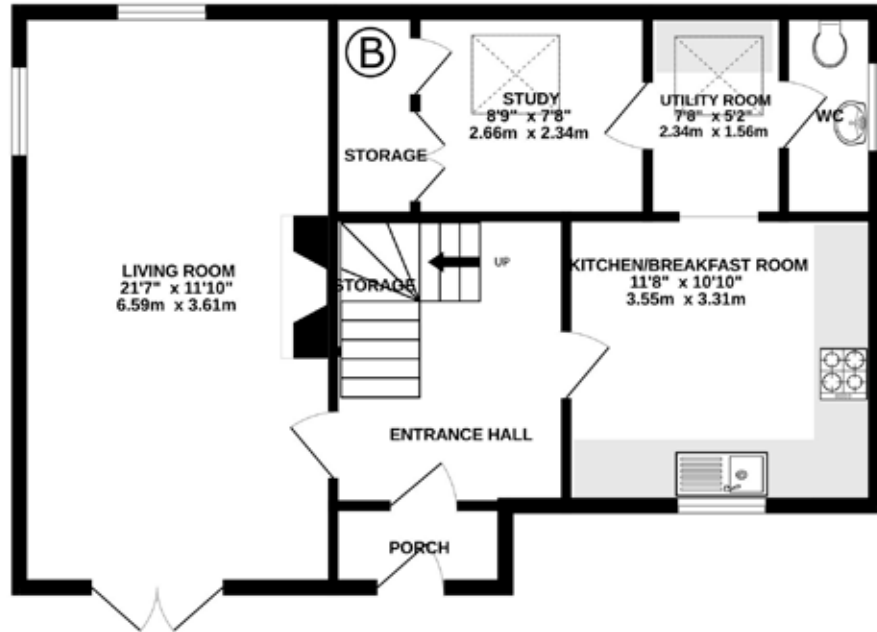
- Ground floor is completed by study, utility room and cloakroom
- Master bedroom enjoys plenty of natural light from the triple aspect windows
- Two further bedrooms and family shower room
- Two of the bedrooms enjoy a view across neighbouring paddocks
- A property that comes with a high recommendation to view

## DIRECTIONS

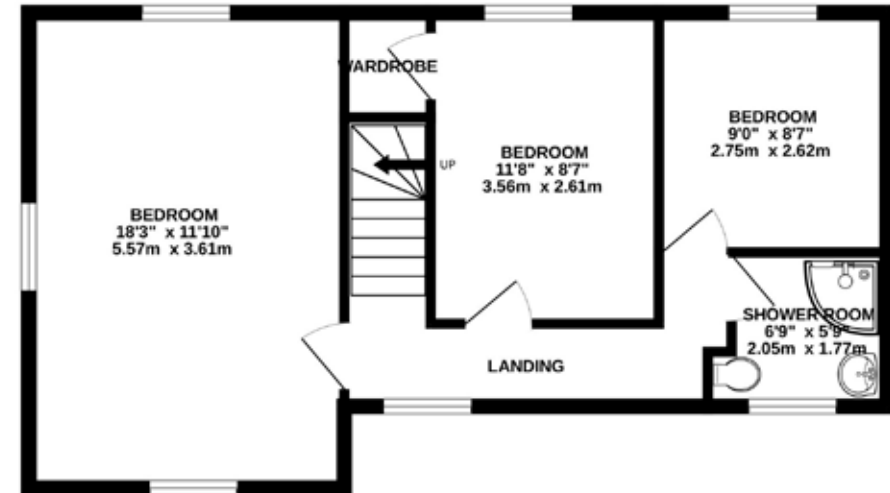
To locate the property, please enter the following postcode into your sat nav system: GL19 4ES. Upon arrival, the property can be identified by our For Sale sign.



**GROUND FLOOR**  
644 sq.ft. (59.8 sq.m.) approx.



**1ST FLOOR**  
514 sq.ft. (47.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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