



ROSE COTTAGE

The Lane | Bricklehampton | Worcestershire | WR10 3HH

HUGHES **HS** SEALEY

Welcome to... ROSE COTTAGE

Rose Cottage is a delightful two-bedroom, mid-terrace cottage that has a lovely combination of traditional features with neutral decor plus a warm and welcoming ambience.

Peacefully tucked away in a quiet, no-through lane in the delightful rural village of Bricklehampton, situated on the lower slopes of Bredon Hill, which is designated an Area of Outstanding Natural Beauty.

The heart of the cottage is the sitting room. The warmth and atmosphere of this room, with its lovely Inglenook fireplace, is one of the things that make Rose Cottage feel charmingly relaxed and cosy.

The kitchen/breakfast room has a country cottage feel with a reclaimed quarry tiled floor and enjoys a good level of fitted units that sit alongside a host of integrated appliances.

On the first floor are two bedrooms and a family bathroom. The master bedroom has a cast iron feature fireplace, stripped wooden floorboards, fitted wardrobes and storage with views to Bredon Hill.

The family bathroom has recently been completed and offers a white suite with brick-affected tiling. A Velux window provides the room with plenty of natural light. The garden is surprisingly generous for a quaint cottage, the focal point of which is the low-level patio seating area. The cottage also benefits from allocated parking for two vehicles and has rear access where there are two brick-built storage sheds with light and power.

Bricklehampton is a small hamlet lying between Elmley Castle and Little Comberton. The village itself has

a church and is in catchment for Bredon Hill Middle School and Prince Henry's High School. Elmley Castle has a church, a public house, a village hall and a first school.

- A charming, two-bedroom cottage dating back to the 1800's
- Located in this highly sought after Worcestershire village
- Enjoying a sizeable garden that offers lawns, terracing and a selection of outbuildings
- Off road parking for two cars
- Internally the property enjoys a living room with multi fuel stove inset to the chimney breast
- To the rear is a kitchen/breakfast room offering a wealth of units alongside a host of appliances
- Upstairs to the front of the property is the master bedroom, complete with fitted storage
- Bedroom two is located to the rear as is the recently installed family bathroom
- To the front elevation the property enjoys elevated views over paddocks and onto the Bredon Hill
- A property that comes with a high recommendation to view

DIRECTIONS

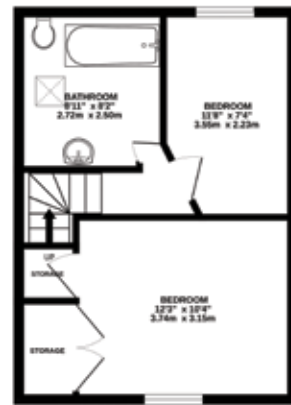
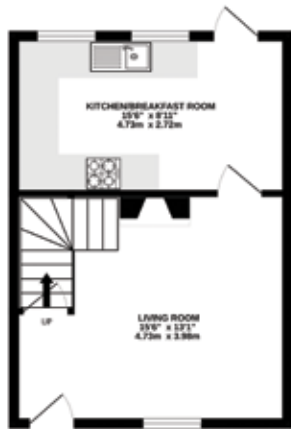
To locate the property, please enter the following postcode into your sat nav system: WR10 3HH. Upon entering the lane, the property is located on your right, halfway up the lane.





GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of the actual dimensions of the property. The floorplan is for general guidance only and should be used as a guide only. The actual dimensions of the property may vary from the floorplan. The floorplan is not a guarantee of the actual dimensions of the property. The floorplan is for general guidance only and should be used as a guide only. The actual dimensions of the property may vary from the floorplan.



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