



RUDGE COTTAGE

Back Edge Lane | Edge | Gloucestershire | GL6 6PE

HUGHES **HS** SEALEY

Welcome to... RUDGE COTTAGE

Welcome to Rudge Cottage, a delightful and spacious five-bedroom detached family home, located in this ever popular village, which is a stone's throw from the larger village of Painswick. Believed to have originally been constructed circa 1918/1920, the home was then first extended in the 1980's and then again, most recently in 2012/2013 where a two-storey extension was added and as such, this has increased the overall square footage to circa 4000 sqft.

Internally the home offers a wealth of accommodation across the two floors, with the ground floor comprising of a spacious and welcoming entrance hall which provides access to all the ground floor rooms, which include two formal reception rooms, a cloakroom, the impressive kitchen/breakfast family room and finally the pool house.

Of the reception rooms, these comprise of a dining room which enjoys a

log burning stove inset to the chimney breast and French doors leading to the rear terrace, whilst the sitting room boasts sliding doors giving access to the rear garden, a focal fireplace and access to the pool house.

DIVE IN

The pool house is a wonderful space, enjoying lots of natural light and allowing one to enjoy views over the home's impressive and mature garden. At present, the pool needs some repair and so is not used but should the new owner wish to reinstate it would make a lovely addition to the property. Alternatively, we believe that subject to the relevant consents being granted, one could convert the space to annex accommodation.

Completing the ground floor is the impressive kitchen/breakfast/family room. Added to the property in 2012 as part of the extension, this room

really is the heart of the home. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. A log fire sits within the chimney breast and provides a focal point to the seating area, whilst the room comfortably houses an eight-seater table and chairs to the dining area. Furthermore, the room is flooded with natural light from the two elevations which are fitted with bi folding doors and once opened, the garden becomes at one with the home.

The upper level enjoys five double bedrooms, with three of the rooms benefiting from en suite shower rooms. The master bedroom enjoys fitted wardrobes and French doors leading to a Juliet balcony, which allows one to enjoy super elevated views over the garden.

Completing the upstairs accommodation is the family bathroom and home office, which is accessed from one of the bedrooms.















Explore outside... RUDGE COTTAGE

Externally to the front is a large driveway allowing off road parking for multiple vehicles and in turn leads to the attached double garage, which benefits from light and power. To the rear of the home is a mature garden. Facing South-West, the garden enjoys plenty of sunshine which the new owners can enjoy on one of the terraces available. The remainder of the garden is laid to lawn and mature flower beds encase the garden. The garden is enclosed by panel fencing and hedging and enjoys a high degree of privacy.

LOCATION

Edge is a quintessential English village with a wonderful sense of community. Renowned for its traditional summer fete on the village green, the event attracts crowds from far afield. The village has a strong sense of community with numerous local events. There is plenty to do, with a popular pub and beautiful church and lots of amenities and sporting clubs, including thriving tennis and rugby clubs in nearby Painswick and a popular golf course on Painswick Beacon.

The Cotswold Way passes through the village, ideal for walking and there are numerous bridal paths. Access to excellent schools is a key draw for many families and the village is particularly well placed for bus routes to local schools. There is an excellent choice of both grammar and independent schools in Stroud, Gloucester and Cheltenham.

The village is well placed for commuting to Gloucester and Cheltenham and within easy reach of the M5 for Bristol and the Midlands. London is within circa 90 minutes from Stroud Station. Nearby Stroud has a major Waitrose as

well as three other supermarkets, an award-winning Saturday Farmers' Market, multiplex Cinema and a Leisure Centre.

KEY FEATURES

- A wonderful five-bedroom detached family home, located in this ever popular village
- Having been extended, the home enjoys circa 4000 square feet of internal space
- Sat within a mature and relatively private plot of circa 1/3 acre
- Spacious entrance hall, cloakroom and two formal reception rooms being the living and dining room
- Wonderful, open plan kitchen/breakfast/family room with bi folding doors to rear terrace
- Ground floor completed by pool house, sauna, pump room and attached double garage
- To the first floor the master bedroom enjoys fitted wardrobes, en suite and views over the garden
- Two further bedrooms enjoy en suite shower room. Upstairs completed by the family bathroom
- Driveway parking to the front for multiple vehicles
- Impressive, south west facing garden enjoys paved terrace, lawns and well stocked flower beds

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL6 6PE. Upon arrival, the property can be identified by our For Sale sign.



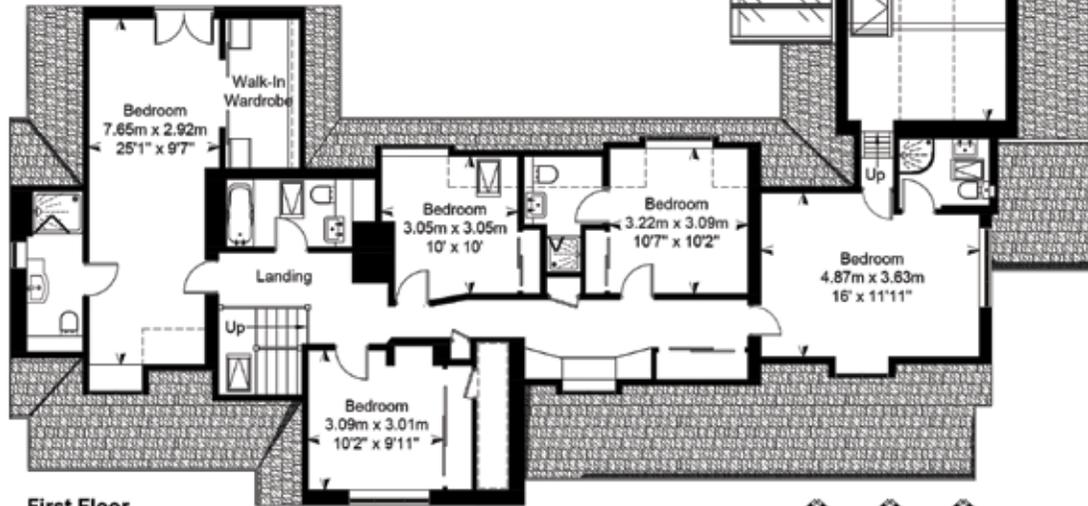


Rudge Cottage, Back Edge Lane, Gloucestershire

Approximate IPMS2 Floor Area
 House 275 sq metres / 2960 sq feet
 Pool House / Garage 102 sq metres / 1098 sq feet
Total 377 sq metres / 4058 sq feet
 (Includes Limited Use Area 27 sq metres / 290 sq feet)

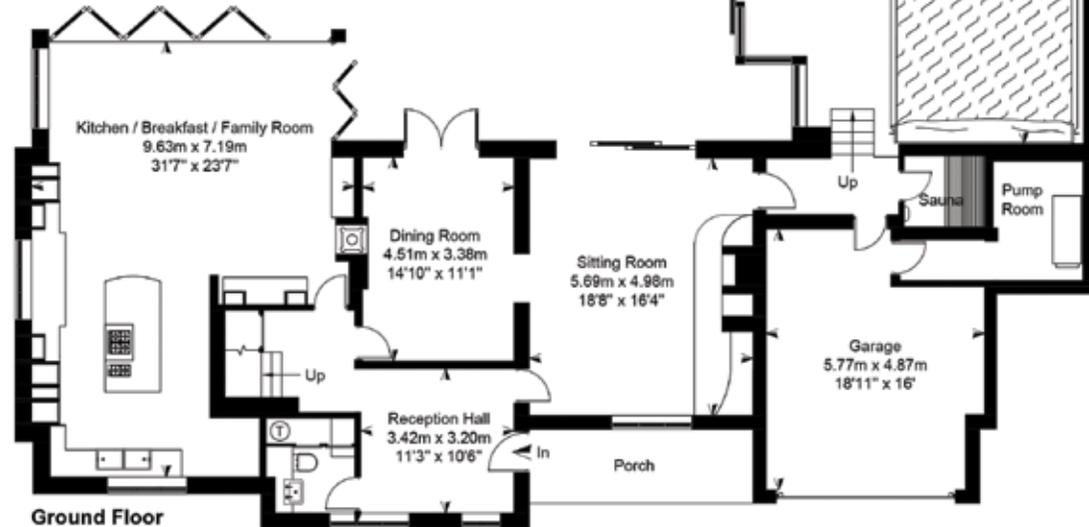


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

[---] = Limited Use Area



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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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



HUGHES **HS** SEALEY



HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

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