



PRIMROSE COTTAGE

Great House Lane | Hasfield | Gloucestershire | GL19 4LQ

HUGHES **HS** SEALEY

Welcome to... PRIMROSE COTTAGE

Primrose Cottage is a wonderful example of a Grade II listed four-bedroom detached family home that is believed to date back to the early 1400's. The home, which has been extended by the current owners, is beautifully presented and ready to move into and enjoy. It benefits from mature wrap around gardens and due to its elevated position within the village, a sensational backdrop over neighbouring paddocks, grazed by horses and beyond, across Gloucestershire countryside.

Enjoying a wealth of internal accommodation across the two floors, the home further benefits from an external home office, attached single garage plus driveway parking and a wealth of privacy, and it is because of this, that this is a property that comes with a high recommendation to view. The home, which is full of charm and character of yesteryear, has been beautifully balanced by modern touches, found within the rooms to include

the kitchen, breakfast room and the bathrooms, whilst the oak extension that was added to the property in 2020 integrates seamlessly.

On the ground floor is a welcoming entrance hall which provides access to all the ground floors rooms, whilst a central staircase leads to the first floor. The home enjoys two formal reception rooms, these being the snug, which is located in the original part of the building, and which enjoys views over the garden and a log burning stove inset to the chimney breast, providing a focal point.

The second reception room is the formal living room, in the recently added extension, and what a room this is. With wonderful oak timbers exposed to the double height ceiling and glass doors to the rear elevation, this allows access onto the rear terrace but also ensures one can enjoy views of the garden and beyond whilst also flooding the room with natural light.

Further rooms to the ground floor include a beautifully appointed kitchen, which leads into the adjoining breakfast room. Both rooms have been finished to a high specification with tiled floors and granite worksurfaces with the kitchen benefiting from a wealth of fitted units which sit alongside a host of integrated appliances, to include the range cooker.

Completing the ground floor is a study and recently completed, three-piece shower room.

Upstairs, the property enjoys four good sized bedrooms with the master bedroom benefiting from fitted wardrobes and a modern, three-piece, en suite shower room. Due to the location of the bedrooms, all rooms enjoy an open view.

Completing the upstairs accommodation is a modern, three-piece family bathroom.

















Explore outside... PRIMROSE COTTAGE

Externally, the property is accessed via double opening wooden gates which lead to a gravelled driveway where parking for multiple cars is easily possible. Furthermore, the driveway leads to the single garage and home office.

The single garage benefits from light, power and heating whilst the home office is a lovely space, benefiting from light, power, coffee making facilities and shower room so potentially and subject to the relevant planning permission being granted, could become ancillary accommodation to the main home, if required.

The gardens wrap around three sides of the home and enjoy two sizable paved terraces, lawns and a children's play area whilst within the garden is a fine selection of mature trees and shrubs.

LOCATION

Located in the heart of the Severn Vale, a short drive from the fashionable Spa town of Cheltenham and the Cathedral City of Gloucester, the property occupies a spectacular elevated position in the heart of the

village and is situated within close proximity to the neighbouring villages of Ashleworth, Staunton and Hartpury.

The property enjoys a stunning unspoiled rural location on the brow of a hill giving panoramic views across the rolling farmland that surrounds. For those with equine interests, there is a livery facilities below Primrose Cottage, with the home overlooking these paddocks.

Hartpury village: 2 miles, Ashleworth village: 2 miles, Gloucester train station: 7 miles (London Paddington 120 mins), Cheltenham: 13 miles, M5 J9: 9 miles, Worcester: 29 miles, Bristol: 42 miles (Distances approximate).

KEY FEATURES

- A wonderful, four bedroom detached Grade II listed cottage, believed to date back to early 1400's
- Beautifully presented, property one can move straight into and enjoy
- Offering a sensational backdrop over neighbouring paddocks and Gloucestershire countryside
- Having been extended, the property enjoys a wealth of accommodation

across the two floors

- Furthermore, the home benefits from a detached home office and attached garage
- The home sits centrally to the plot with mature gardens encasing the home
- Living room, fitted kitchen, breakfast room, snug, study and shower room to the ground floor
- Upstairs the master bedroom benefits from fitted wardrobes and an en suite shower room
- Three further bedrooms
- Family bathroom completes the property's accommodation
- A home that comes with a strong recommendation to view

DIRECTIONS

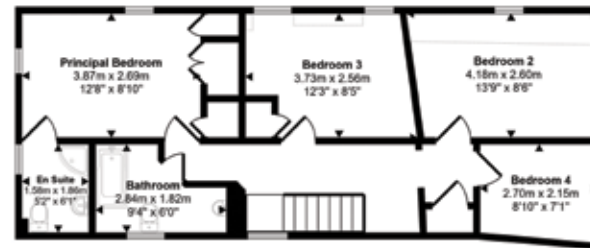
To locate the property, please enter the following postcode into your sat nav system: GL19 4LQ. Upon entering the lane, proceed up the hill where the property will be located on your left.



Approx Gross Internal Area
223 sq m / 2402 sq ft



Ground Floor
Approx 122 sq m / 1310 sq ft



First Floor
Approx 60 sq m / 642 sq ft



Outbuildings
Approx 42 sq m / 450 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Mucklapp 360.

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HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES  SEALEY