



ASHSTEAD COTTAGE  
Nupend | Ashleworth | GL19 4JJ



# Welcome to... ASHSTEAD COTTAGE

Welcome to Ashstead Cottage, a wonderful three double bedroom detached cottage, which is originally believed to date back to circa 1860, yet due to two extensions the home enjoys a wealth of accommodation across the two floors and effortlessly blends period charm with the modern touches we all seek today.

Add in that the property benefits from a mature and enclosed rear garden plus planning permission granted for a two-storey extension to the rear of the home, details of which can be found using the planning reference: 21/01071/FUL, you begin to understand why this property comes with such a high recommendation to view.

Internally, the property enjoys a welcoming and spacious entrance hall which offers stairs rising to the first floor and an opening that leads through to the living room. The living room is lovely and bright, enjoying a wealth of

natural light from the front facing windows. Providing a focal point to the room is the log burning stove inset to the chimney breast whilst to the head of the room, a door leads through to the family room.

The family room is open to the kitchen/dining room and this is a lovely space to relax and unwind. To the right of the room a door leads through to the property's separate utility room and ground floor shower room, whilst in the dining area, bi folding doors open fully to allow access onto the expansive paved terrace and lawned garden.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances.

Upstairs are three double bedrooms with bedroom two benefiting from fitted storage. Completing the upstairs is the modern, four-piece family bathroom.















# Explore outside... ASHSTEAD COTTAGE

Externally, to the rear is an enclosed garden that offers a large, paved terrace, ideal for outdoor dining. From the terrace, steps leads to the lawns garden which within is a greenhouse, vegetable garden and a detached outbuilding. The planning permission granted, details of which can be found by visiting Tewkesbury Borough Councils planning portal and using the reference number, 21/01071/FUL, will allow the property to increase the ground floor space by way of an extra reception room whilst to the upstairs, the layout changes considerably and would see the creation of a fourth bedroom and an en suite to the principal bedroom.

## LOCATION

Ashleworth is an idyllic spot offering the perfect blend of rural calm and urban accessibility.

Located six miles from the city of Gloucester, and with Cheltenham and Tewkesbury also within easy reach, you're moments away from a wealth of shopping, leisure and cultural possibilities with all locations offering independent shops and cafés nestled among big-name brands, everything you need is at your fingertips. Within Gloucester is the renowned "Gloucester Quays" which offers a wide range of outlet shopping, dining and entertainment options.

The small village primary school in Ashleworth is well regarded and rated 'Good' in its latest Ofsted report, while Hartpury College and University, renowned for its programmes in agriculture, animal studies, equine studies, sports and veterinary nursing, is just a short drive away. Furthermore, the village offers the Ashleworth Hub. The Hub is at the centre of the village and strives to provide excellent service with local quality produce and a variety of home-made food to takeaway. The Hub provides the community with the means of being able to meet, have

a chat, grab a coffee/lunch/the weekly shop/emergency purchases, or choose from the local produce including Peter Cooks Bread, Plenty Pies, Drapers Bakery, St George's Bakery, DJ Perks and flowers grown by Phil Morris. Once you venture beyond the village, a nearby pub, local bakery and veterinary centre add to the rich tapestry of amenities and opportunities.

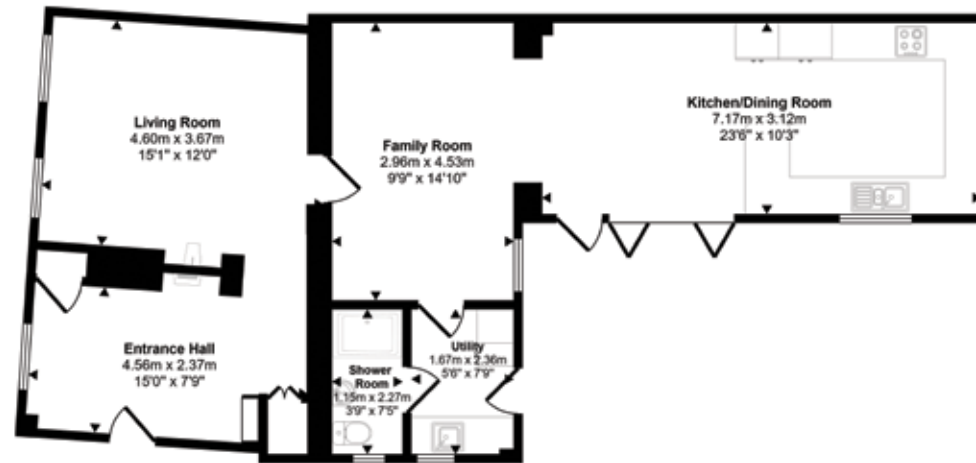
- A wonderful, three double bedroom detached cottage which has been historically extended
- Enjoying a wealth of accommodation across the two floors plus large rear garden
- Garden enjoys a sizeable paved terrace, lawns, greenhouse and outbuilding
- The home enjoys a wealth of character, coupled with modern touches
- Welcoming entrance leads through to living room, featuring a log burning stove
- Further rooms include a family room, utility room and modern, shower room
- Ground floor completed by a wonderfully appointed kitchen/dining room
- Three double bedrooms to the first floor, two to the front elevation, one to the rear
- Upstairs completed by a modern four-piece family bathroom
- A property that must be viewed to be fully appreciated

## DIRECTIONS

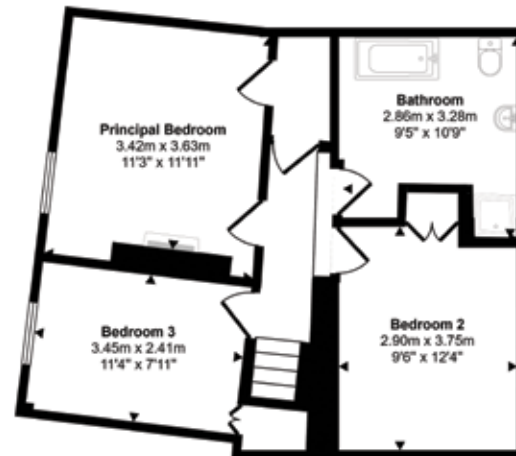
To locate the property, please enter the following postcode into your sat nav system: GL19 4JJ. Upon arrival the property can be identified by our For Sale sign.



Approx Gross Internal Area  
128 sq m / 1380 sq ft



Ground Floor  
Approx 77 sq m / 828 sq ft



First Floor  
Approx 51 sq m / 551 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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  
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