



ROSE BARN COTTAGE

Conderton | Tewkesbury | GL20 7PR

HUGHES **HS** SEALEY

Welcome to... ROSE BARN COTTAGE

Welcome to Rose Barn Cottage, a wonderful three-bedroom cottage located in this highly sought after village, offered for sale with no onward chain. Beautifully presented, the home enjoys a wealth of character across the two floors and further benefits from driveway parking, a mature and private garden and finally an attached barn that offers a wealth of possibilities from ancillary accommodation through to yoga studio and therefore, it is because of the above, that this property comes with a high recommendation to view.

Approached through double opening gates, leading to the parking area and garden, the home is accessed through a glazed door leading into the entrance hall which features a terracotta tiled floor.

To the right of the entrance hall is the separate study whilst to the left, a door leads through to the living room.

The living room, like the study, enjoys plenty of natural light from the south facing windows, which allow a wonderful overview of the property's garden. The living room further benefits from a log burning stove, inset to a stone fireplace. From the living room, a door leads through to the kitchen/breakfast room.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. The kitchen is completed by a tiled floor and spotlights to the ceiling. A door to the head of the room leads through to the side passage, giving access to the front of the property as well as the ground floor shower room.

Upstairs are three lovely sized bedrooms, all of which enjoy front facing windows, ensuring the rooms are light and bright. The principal bedroom benefits from fitted wardrobes.

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







Explore outside... ROSE BARN COTTAGE

Externally the home offers driveway parking for two-three vehicles whilst the gardens enjoy a wealth of colour and maturity, alongside a high degree of privacy. Completing the property is the attached barn, which is simply stunning. Measuring nearly 10m in length and over 5m in width, this super space offers a wealth of options from ancillary accommodation to the main home, office space, through to a yoga studio. Offering a wealth of character, the room has a double height ceiling, showing the exposed roof trusses. Further features to the main room include a log burning stove and a wealth of fitted cupboards. To the head of the room, a door leads through to the current storeroom, which could quite easily become a kitchen area, whilst off this, a further door leads through to the cloakroom, which has space for a shower to be fitted, if the need arose.

LOCATION

Conderton village is nestled at the foot of Bredon Hill and is within the Cotswolds AONB. The village is predominantly owned by the Overbury Estate, and the Yew Tree Pub is in the centre which serves good food. Within half a mile is Overbury Village which has a first school, pre-school nursery, church, village hall and a cricket and bowling club. Junction 9 of the M5 motorway is within easy reach and the larger centres of Cheltenham and Worcester are approx. 10 and 15 miles away.

KEY FEATURES

- A wonderful three-bedroom cottage, with stunning detached barn, located in the garden
- Beautifully presented and located in this sought after village, offered for sale with no chain
- Village enjoys stunning walks over open countryside and public house
- Internally the home enjoys a central entrance hall, study and living room with log burning fire
- Further ground floor rooms include a modern kitchen/breakfast room and shower room
- To the upper level are three good sized bedrooms and a three-piece family bathroom
- Externally the property enjoys driveway parking and a mature, private garden
- Furthermore, the property features a 10m x 5m converted barn in the garden
- The barn enjoys a double height roofline, log stove and bathroom. Offers a wealth of options re use
- A property that must be viewed to be fully appreciated

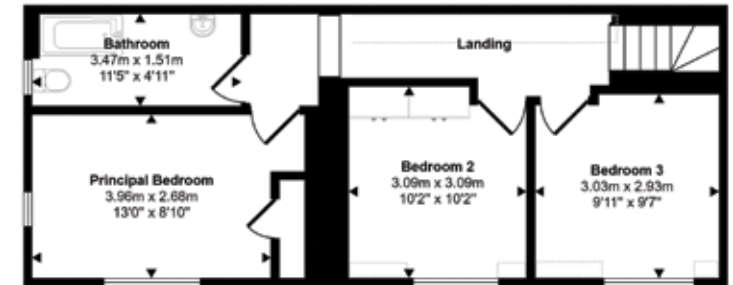
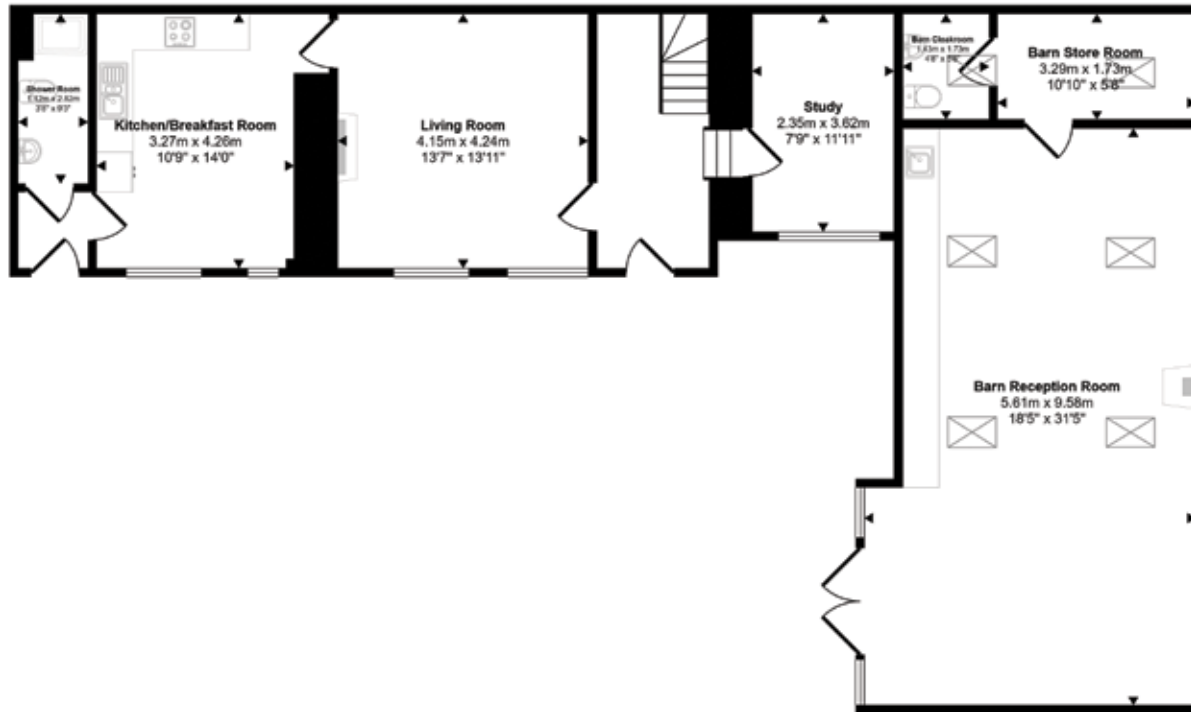
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7PR. Upon arrival, the property can be identified by our For Sale sign.





Approx Gross Internal Area
169 sq m / 1816 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.



HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES **HS** SEALEY