

# Spring Cottage, Caudle Green

Gloucestershire GL53 9PP

Perry Bishop  
and Chambers

the agent who keeps you informed



Fabulous rural retreat | Four bedrooms | Large farmhouse style kitchen  
Situated between Cheltenham and Cirencester | Character features | EPC F

**£730,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# Spring Cottage, Caudle Green

## Gloucestershire GL53 9PP



4 Bedrooms



4 Bathrooms



3 Receptions

This charming period cottage sits perfectly into the gentle slopes of its surroundings providing a fine rural retreat. Formally three separate cottages, the properties were combined some years ago to create an individual home with over 2900sq.ft. of accommodation.

With many character features, including mullioned windows, the flexible accommodation currently comprises of a spacious entrance hall with fireplace and staircase leading to the first floor. From the entrance hall is a large kitchen/dining room with double doors onto the grounds, a 18ft sitting room with fireplace leads through to the family room, from here there is an inner hallway leading to a shower room and pantry as well as a further staircase. A utility room and cloakroom complete the ground floor.

The first floor offers plenty of storage options alongside four bedrooms, two bathrooms and an en-suite shower room.

In need of further improvement this charming cottage also benefits from a garage and wood store.

### Amenities

Caudle Green is a delightful hamlet and offers great commutability to the regency town of Cheltenham, with its impressive stylish shops and restaurants, award-winning gardens and festivals of horse racing, music and literature.

Cirencester and Nailsworth are both superb market towns offering a very vogue lifestyle within the Cotswolds and have a wealth of local amenities.

Also Stroud railway station, just 10 miles away, offers direct route to London Paddington in just over 1hr 20 minutes and other major cities such as Bristol and Oxford.





### Directions

From Cheltenham town centre, Bath Road and Leckhampton Road, continue over Leckhampton Hill. At the far end turn right and cross the island with the Air Balloon pub on your right. After a short distance turn right for Birdlip and then left for Brimpsfield/Caudle Green continue through Brimpsfield towards Caudle Green for approximately 3 miles upon entering the hamlet Spring Cottage will be identified by our for sale board on the right hand side.

### Services & Tenure

We believe the property is served by mains electricity, and water and private drainage. The Tenure is understood to be Freehold. The above should be verified by your Solicitor or Surveyor.



### Local Authority

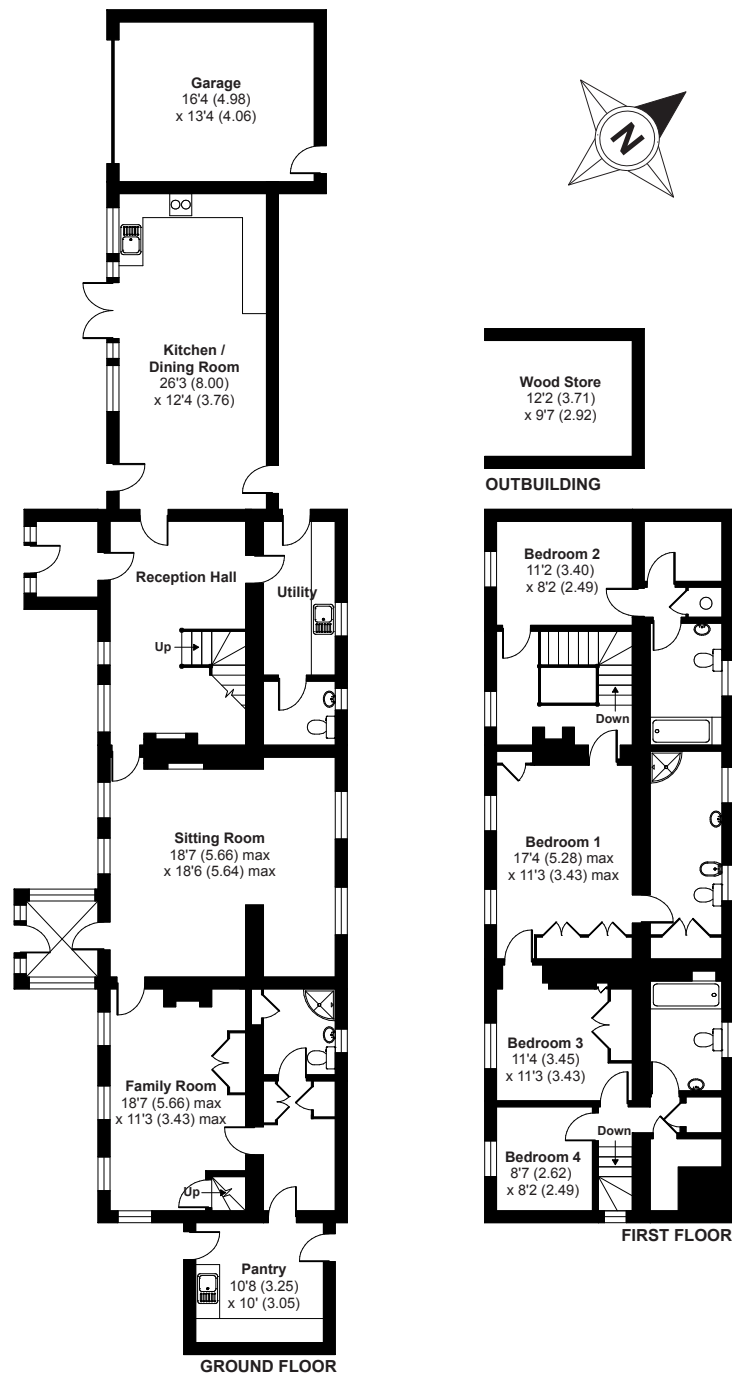
Cotswold District Council

Ref: 71021030/24140/RM



# Spring Cottage, Caudle Green, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 2920 SQ FT 271.2 SQ METRES  
(EXCLUDES OUTBUILDING & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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