

White Cottage, Gretton, Cheltenham, Gloucestershire

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A charming detached period cottage accompanied by versatile outbuildings and approximately 3 acres of land.

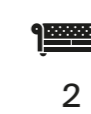
### Summary of accommodation

**Ground Floor** Entrance lobby | Sitting room | Utility room  
Dining room | Kitchen

**First Floor** Principal bedroom with shower cubicle | Two  
double bedrooms | Single bedroom | Family bathroom

**Gardens and Grounds** Garage with pavilion at rear | Driveway  
Gravel parking | Pond | Paddocks | Small copse

**In all approximately 3 acres**



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## Situation

Set in an Area of Outstanding Natural Beauty on the edge of the Cotswolds, the village of Gretton is just nine miles north of the fashionable Regency Spa town of Cheltenham. The pretty market town of Winchcombe is about a mile away and has a range of shops, a supermarket, pubs and restaurants and good secondary school.

Gretton village has an active community that centres on the excellent primary school, church, village hall, children's play area and the well patronised public house, the Royal Oak. Cheltenham can be reached in less than 30 minutes by car and there is a regular bus service. Tewkesbury and the M5 are less than 9 miles to the west.

## Distances

Winchcombe 1 mile • Broadway 8 miles • M5 junction 9 (N&S) 8 miles  
Cheltenham 10 miles • Stow-on-the-Wold 14 miles • Cirencester 27 miles • Oxford 43 miles • London 100 miles (Distances approximate)



## White Cottage

Located on the edge of the village with superb views of open countryside, White Cottage is a charming detached period cottage accompanied by pretty gardens, a small copse, and paddocks totalling approximately 3 acres.

Having been in the same ownership since 1975, the house has been lovingly maintained, enhanced and retains a number of attractive period features. Arranged over two floors, it extends to approximately 1,416 square feet, briefly comprising an open plan kitchen dining room, separate utility, cloakroom and a sitting room with an inglenook fireplace.

On the first floor, there are three double bedrooms, a single bedroom and a family bathroom. The house enjoys superb views over the lane in front of the house to open fields and the hills.

The gardens are a particular feature of the property and a haven for wildlife. Split into varying pockets under the backdrop of a wooded copse, there are a number of secluded seating areas with paths that link each part of the garden, eventually leading through the wood to the paddocks that accompany the property. There is a productive rabbit fenced vegetable patch and a small pond.

The outbuildings include a large brick garage (with a sink and electricity) that offers conversion opportunities subject to the relevant consents. There is also a permanent open-fronted field shelter offering dry storage.

There are no public rights of way crossing the property and the property is not historically listed.



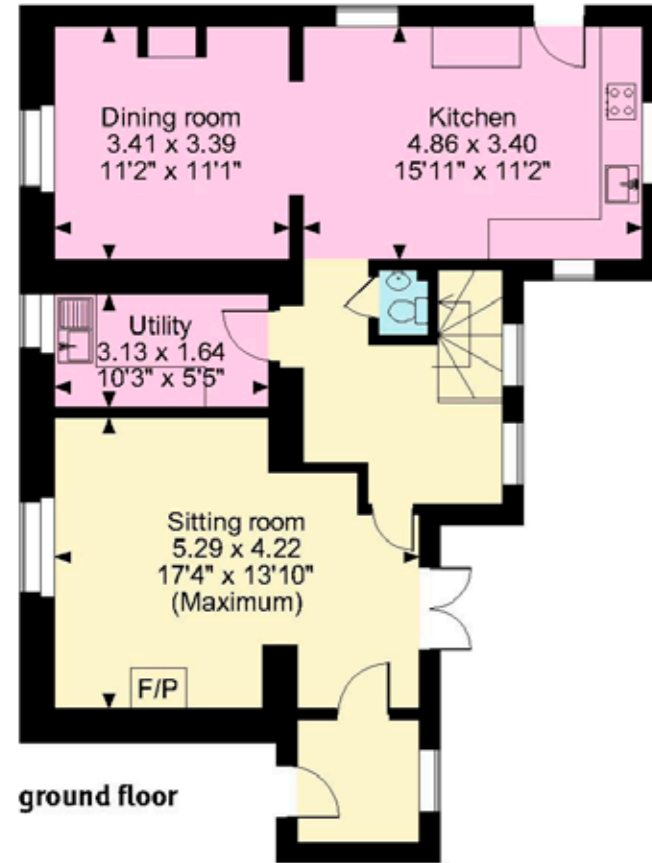
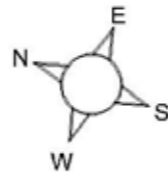




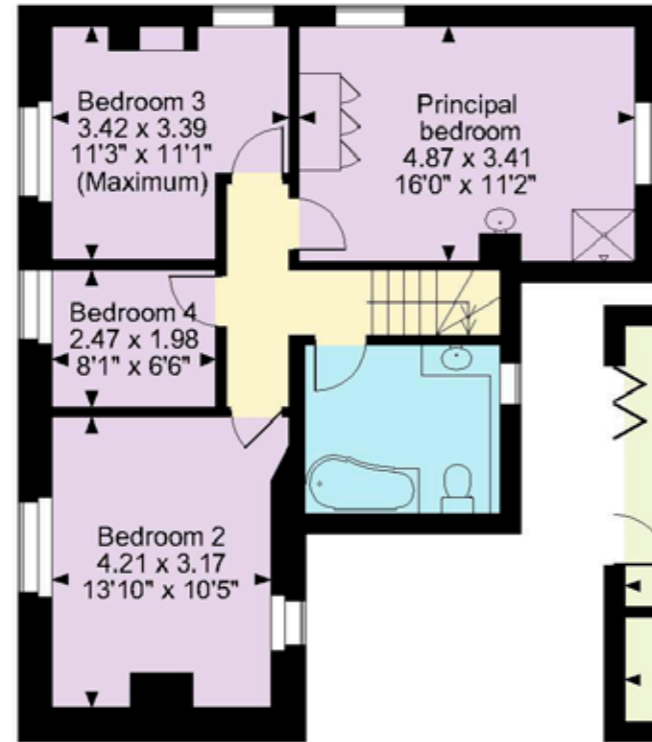
Approximate Gross Internal Floor Area

Main House: 132 sq.m / 1,416 sq.ft  
Garage: 35 sq.m / 374 sq.ft  
Total Area: 166 sq.m / 1,790 sq.ft

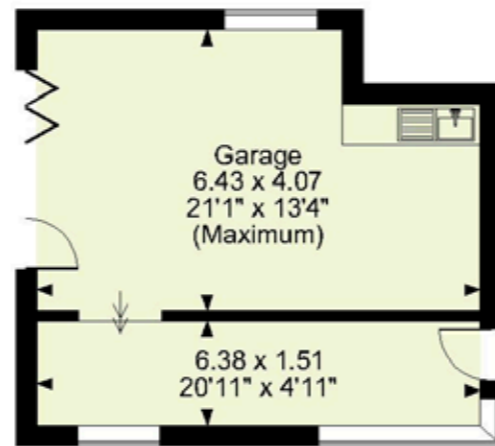
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



ground floor



first floor



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

Property information

Tenure: Freehold.  
Services: Mains water and electricity are connected. Private waste. LPG fired central heating.  
Local authority: Tewkesbury Borough Council  
Council Tax Band: G  
Energy Performance Certificate Rating: Band F  
Guide price: £875,000

What three words: ///intricate.smug.masking

Directions (Postcode: GL54 5HB)

Driving from Winchcombe into Gretton. Drive through the village and shortly after the railway bridge, turn left signposted towards Prescott and Gotherington. The house is about 200 yards along on the left.

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.

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