



Rose Cottage, Stanton





# Quintessential Grade II Cotswold stone cottage

Stanton is regarded as one the most sought-after and prettiest villages in the North Cotswolds and in the 'Area of Outstanding Natural Beauty'. Stanton mainly comprises of period Cotswold stone cottages and houses with a Church, public house and village club with a cricket pitch. The village of Broadway lies approximately three miles to the northeast, offering excellent shopping, leisure and medical facilities. More extensive shopping can be found at Stratford-upon-Avon, Worcester and Cheltenham, all within easy reach. There is a mainline railway service at Moreton-in-Marsh (12 miles). Sporting facilities in the area include racing at Cheltenham, Stratford-upon-Avon and Worcester, polo at Cirencester Park and golf courses at Cheltenham, Broadway and Naunton. There are theatres at Stratford-upon-Avon, Cheltenham and Oxford, and the surrounding countryside offers a number of attractive walks and rides.

### Distances

Cheltenham 11 miles, Moreton-in-Marsh 12 miles (trains to London Paddington from 90 minutes), Stow-on-the-Wold 13 miles, Stratford-upon-Avon 19 miles (distances and times approximate).



3



1



2



EPC

D

## The property

Rose Cottage is a Grade II listed character cottage believed to date from the 17th century, situated in the heart of the desirable village of Stanton. The entrance hall leads through to the sitting room with original beams, mullion windows and a large inglenook fireplace with log burning stove. The kitchen/breakfast room features a walk-in larder and a range of kitchen units, with an integrated oven, gas hob, extractor fan and dishwasher. This, in turn, leads through to the light and airy dining/garden room, with coat room, stripped wooden floors, exposed stone wall and double crittall doors out to the garden terrace. Upstairs to the first floor can be found the principal bedroom and the large luxury bathroom. This spectacular room is fitted with unlacquered brass fittings with a double walk-in shower, cast iron roll-top bath and wash hand basin sitting on an antique dresser. There are two further double bedrooms on the second floor.

## Outside

Rose Cottage has a gravelled driveway through a five-bar gate with parking for a number of cars. To one side of the driveway lies a recently renovated Cotswold stone double barn which has planning permission to convert to a completely separate two-storey annexe (Planning Ref: 23/OO366/FUL).

The private gardens offer various places to enjoy al fresco entertaining and are partially laid to lawn, and is well stocked with a variety of mature plants, trees and shrubs. A useful stone-built shed also lies at one end of the garden.

## Services

Mains drainage and water, electricity and gas are connected.

## Tenure

Freehold

## Local Authority

Tewkesbury district council, tax band F

**Guide price £850,000**

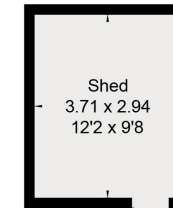




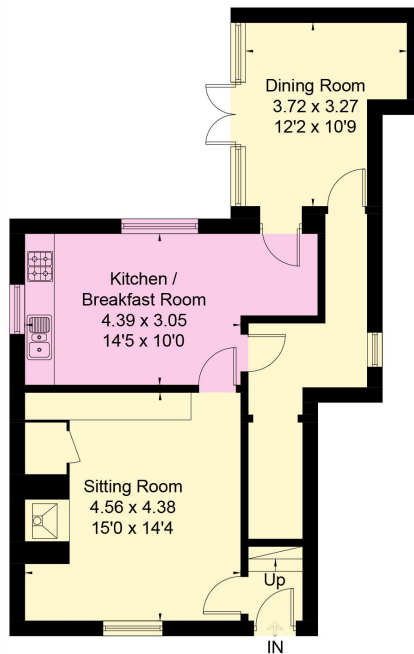
Approximate Area = 143.5 sq m / 1545 sq ft  
 Barn = 36.5 sq m / 393 sq ft  
 Total = 180.0 sq m / 1938 sq ft (Excluding Shed)



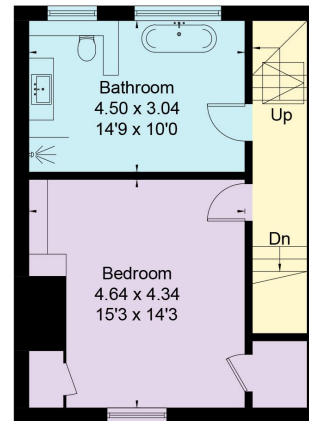
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



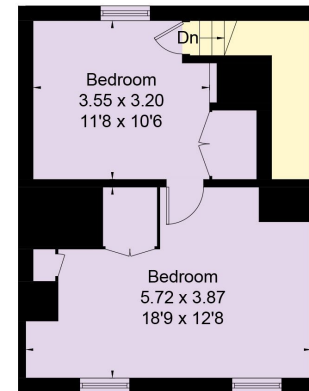
(Not Shown In Actual Location / Orientation)



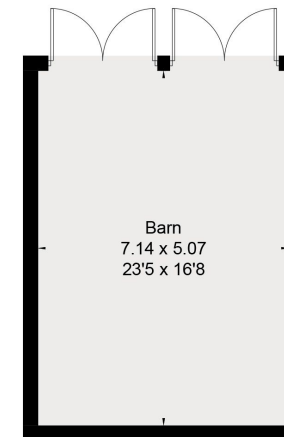
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

**Knight Frank**  
**Brett House**  
 Park Street  
 Stow-on-the-Wold  
 GL54 1AG  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Helen Waddilove MRICS**  
 01451 600617  
[helen.waddilove@knightfrank.com](mailto:helen.waddilove@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated June 2023. Photographs and videos dated June 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.