

BROOK COTTAGE

OZLEWORTH
GLOUCESTERSHIRE



**A PRETTY DETACHED PERIOD COTTAGE JUST WAITING TO BE RE-DISCOVERED, HIDDEN IN A LITTLE KNOWN WOODED VALLEY
NOT FAR FROM TETBURY, IN A PEACEFUL TRANQUIL SETTING**

**Front and side Porches, Sitting Room, Dining Room, Kitchen, Utility, 3 Bedrooms, Bathroom, 2 Attic Rooms, Pretty Garden surrounding
the property, Garage, Outbuildings**

PRICE GUIDE £850,000

DESCRIPTION

Set in an unspoilt, hidden valley, Brook Cottage is a 'Sleeping Beauty' waiting to be re-discovered. Detached, it was home for many years to the internationally acclaimed poet, Charles Tomlinson, who drew inspiration for his works from the natural surroundings. Circa 200 years old, Brook Cottage is now in need of investment but with its many period features, it would prove a very rewarding project (subject to planning consent). Originally two estate workers' cottages, merged into one by the Tomlinson family, the accommodation comprises two reception rooms flanked at opposite ends by the kitchen and a utility room, with a ground floor bathroom in between. There are three bedrooms on the first floor with beautiful old elm boards and two attic rooms over, each with separate staircases. Brook Cottage is surrounded by a pretty and level garden, with lawns and borders. A 'babbling' brook forms one boundary and the aspect is westerly down Ozleworth Bottom over ancient meadows flanked by woodland, a truly bucolic scene. The cottage has a single garage with parking in front and two small stone outbuildings which are at the rear of the cottage.

LOCATION

The approach to Brook Cottage immediately conveys how special its location is. As you proceed into the Ozleworth Valley, you are met with flashes of brilliant green from the well kept meadows, flanked by mature woodland, interspersed with attractive period properties. At the last moment the valley opens up to reveal Brook Cottage set on its own beside the lane, in perfect peace and tranquility. Little known except by locals, the Ozleworth Valley sees minimal passing traffic but remains within approximately 2 hours from London, from Kemble Station (regular services circa 70 minutes into Paddington). Tetbury, the local market town, has a good range of shops including a Tesco supermarket and there is a large Waitrose at Cirencester. There are lovely walks all around the area on a network of public footpaths, starting directly by Brook Cottage. 'High Goal' Polo is played locally during the summer months at the Beaufort Polo Club. Calcot Manor with its renowned restaurant and Spa is nearby while there is a great choice of country pubs to enjoy.

DIRECTIONS

From our Stroud Office take the A46 south toward Bath and turn right at the traffic lights at Calcot on to A4135 towards Dursley. Pass the Hunters Hall pub and then take the second left immediately prior to the junction with the B4058, sign posted to 'Lavender Farm'. Follow this lane and bear left at the subsequent fork and continue down into the valley past the entrance to Ozleworth Park where Brook Cottage will be found at the bottom on the left.

GENERAL INFORMATION

The Cottage is within the Cotswold Area of Outstanding Natural Beauty. The vendors have made a request with Cotswold District Council and English Heritage for Brook Cottage to be Listed Grade II

**TENURE
EPC
SERVICES**

**Freehold
EER: Current 16 / Potential 74
Mains electricity. Private drainage. Shared private water supply. LPG
central heating.**

VIEWING

**By prior appointment with MURRAYS ESTATE AGENTS, Stroud
Office 01453 755552, who will be pleased to show prospective
purchasers around the property**

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:-
a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

SUBJECT TO CONTRACT

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Brook Cottage, Ozleworth, Wotton Under Edge, Gloucestershire

House Approximate IPMS2 Floor Area	174 sq metres / 1873 sq feet
Attic Space	70 sq metres / 754 sq feet
Garage	16 sq metres / 172 sq feet
Store	3 sq metres / 32 sq feet

Total
(Includes Limited Use Area) 263 sq metres / 2831 sq feet
38 sq metres / 409 sq feet

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07890 327 241

Job No SP2377

This plan is for identification and guidance purposes only.

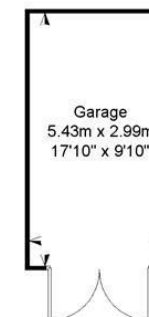
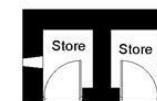
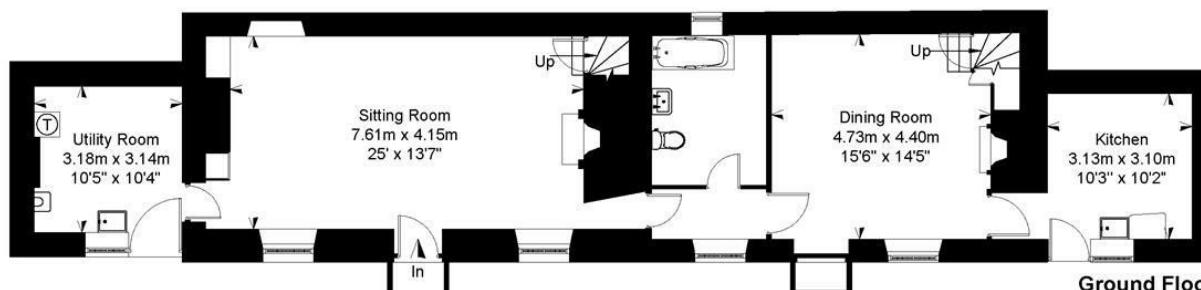
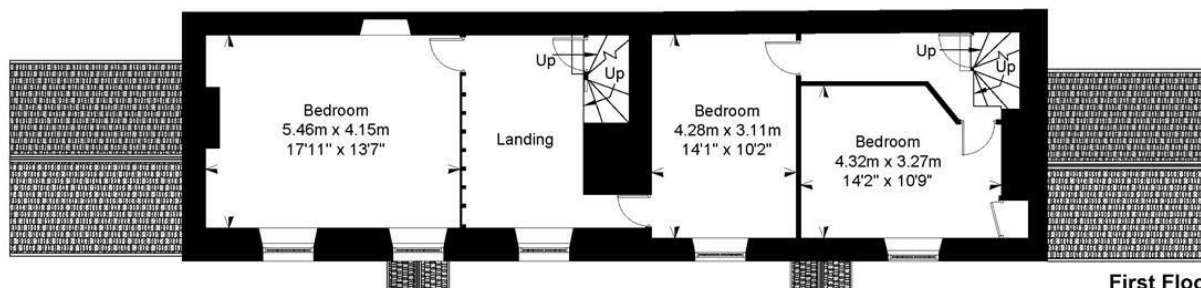
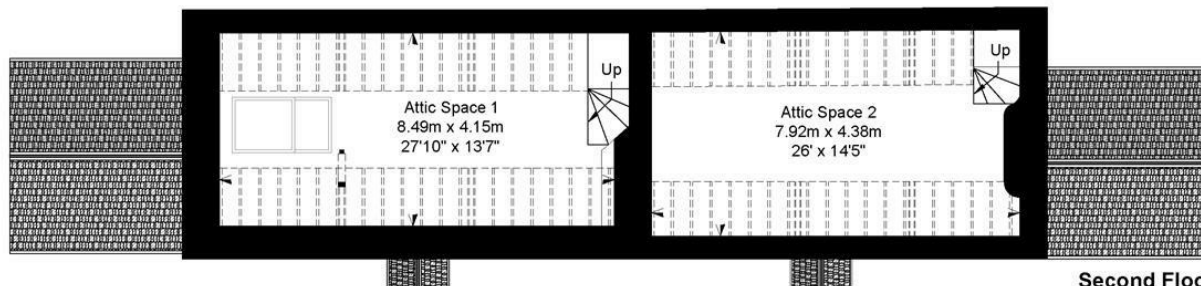
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



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