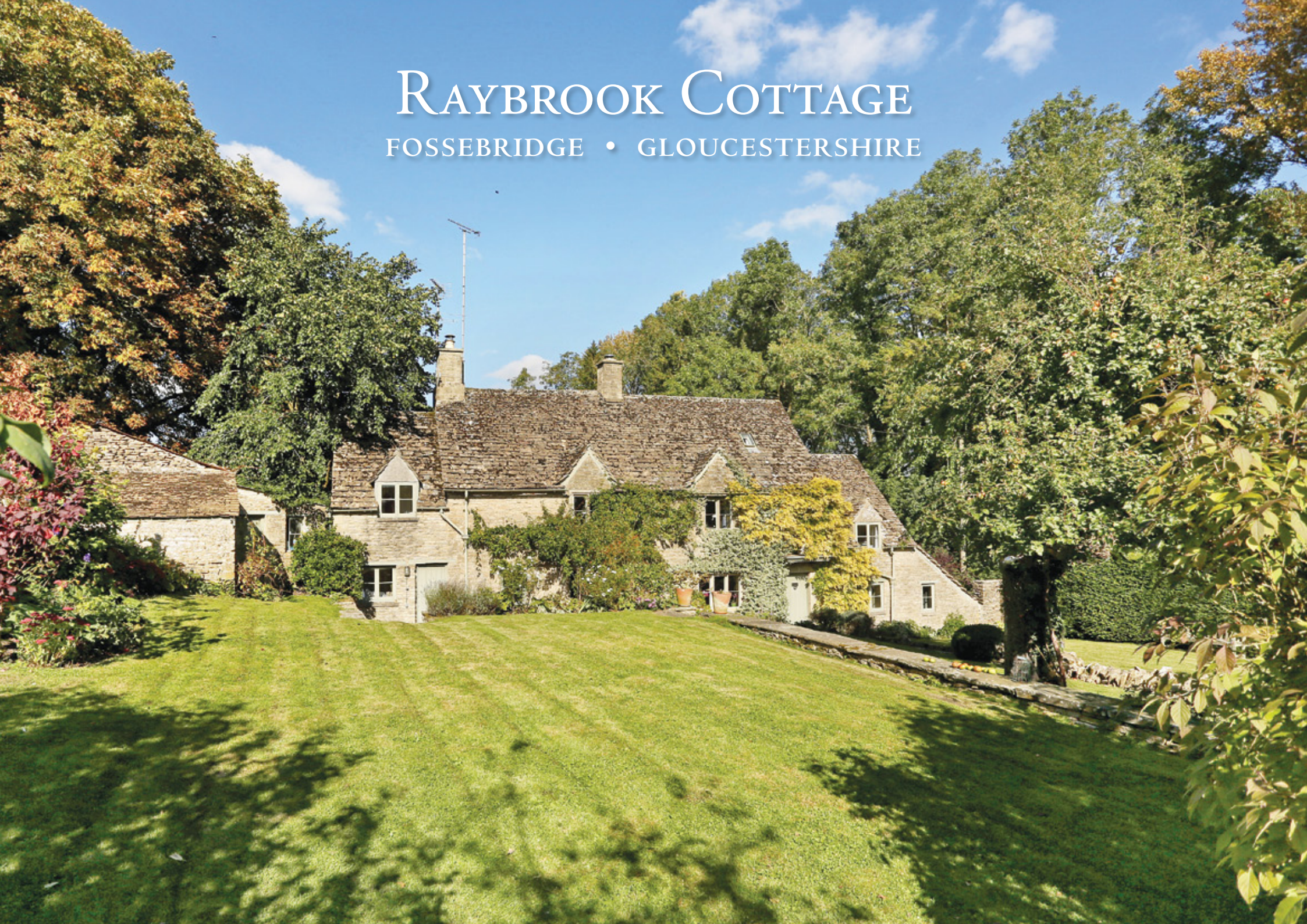


RAYBROOK COTTAGE

FOSSEBRIDGE • GLOUCESTERSHIRE



Raybrook Cottage

Fossebridge, Gloucestershire

Cirencester 6 miles, Northleach 3 miles, Burford 13 miles and Cheltenham 14 miles (all distances are approximate)

An enchanting listed Cotswold Cottage.

Raybrook Cottage is a delightful Grade II Listed south facing Cotswold stone property dating from the late 18th and early 19th Centuries. This charming Cotswold property is approached from the country lane through a wooden 5-bar gate to a graveled driveway and parking area with steps up to the garden and stone pathway leading to the front of the house. Along the front of the house is a graveled pathway giving access to the 3 entrance doors to the house and also the pedestrian gate to the lane.

Some of the main features of the accommodation include the stone fireplace in the drawing room, Aga and stone floor in the kitchen and the master bedroom suite with its dressing room and shower room.

- Hallway
- Drawing Room
- Kitchen with Aga
- Sitting Room
- Study
- Utility/Cloakroom
- Master bedroom with en-suite dressing room and shower room
- 2 further bedrooms and bathroom.
- Pretty gardens with terrace
- Stone garden stores
- Gravel driveway and parking

SITUATION

Raybrook Cottage is situated in a rural location in the Coln Valley on the western edge of the hamlet of Fossebridge, within a conservation area and the Cotswold Area of Outstanding Natural Beauty.

The property is in the parish of Chedworth and is set above the country lane leading to Yanworth and Stowell Park.

Local facilities are available at Northleach, about 3 miles away, with a wider range of facilities being available at nearby Cirencester. Other





large centres such as Oxford, Cheltenham and Swindon are within easy driving distance and provide more extensive amenities and facilities.

Road communications are good with access to the A40 connecting to the M40 to London and the M5 to the west. The A419/417 at Cirencester provides easy access to Junction 15 of the M4. Kemble Station provides a regular service to London (Paddington) taking approximately 75 minutes.

AMENITIES

Water sports at the Cotswold Water Park, golf at Burford, Cirencester, Naunton Downs and Cheltenham. Racing at Cheltenham and Newbury. Theatres at Oxford, Cheltenham and Bath. There are many enjoyable walks in the area – especially through Chedworth Woods to the famous Roman Villa – together with an extensive network of footpaths and bridleways with excellent riding.

The area is noted for both its private and state schools. The former include Hatherop Castle, Rendcomb College, Beaudesert Park, Westonbirt, and Cheltenham Ladies and Cheltenham Boys Colleges.

ACCOMMODATION

GROUND FLOOR

From the patio, door leads to:

Hallway: With exposed floorboards.

Stairs to first floor and doors to:

Drawing Room: Stone fireplace and mantelpiece with display shelving with cupboards under to right hand side, exposed beams, wooden window seat, deep wooden window sill. Doors to garden and kitchen. Steps down to:

Kitchen: Stone floor, Aga set in to former stone fireplace with cupboard and store shelf to right hand side. Deep wooden window sill with storage space below. Fitted units with single stainless steel sink. Space for fridge freezer. Plumbing for dishwasher. Built in store cupboards, exposed beam. Door to garden and sitting room. Steps down to:

Sitting Room: Wooden window seat, deep window sill. Built in store cupboard. Door and steps to:

Study: Deep wooden window sill. Stone fireplace with painted wooden shelf above.

From the **Hallway** door to:

Utility Room: Exposed floor boards, timber work surfaces. Plumbing for washing machine. China sink with cupboard under and door to W.C., exposed floorboards and store cupboard.

FIRST FLOOR

The stairs lead to a half landing where they divide to left and right. To the right hand side is a split level landing and passage with doors to:

Master Bedroom Suite: Built in hanging cupboard. Store cupboard. Exposed beam. Timber window seat, deep wooden window sill. Door and steps down to:

Dressing Room: With door to

En-Suite Shower Room: With W.C., wash hand basin, Lefray Brooks shower, store cupboard, deep wooden window sill.

From Landing, door to:

Bedroom 2: Built in hanging cupboard, exposed beam and deep wooden window sill.

To the left hand side at the top of the stairs, landing with store cupboard and door to:

Bathroom: Bath with Tristan Trinity shower above. W.C., wash hand basin. Towel rail. Exposed beam.

From main landing, door to stairs leading to:

SECOND FLOOR

Bedroom 3: With exposed beams and eaves storage.

OUTSIDE

The garden lies to the front of the property and is south facing. The garden is enclosed by stone walling and is laid to lawns on three terraces with further stone walling and steps. This attractive garden has yew and beech hedging and fruit trees. In addition there are two stone store/machinery sheds attached to



the western end of the house with a further stone store shed on the top lawn. Attached at the eastern end of the property is a further store approached from the lane.

SERVICES: Mains electricity and water are connected. Private Drainage. Oil fired central heating. Telephone lines subject to the usual transfer regulations.

No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.

FIXTURES AND FITTINGS: Only those items mentioned in these particulars are included. All others including curtains, certain wall and light fittings, garden ornaments, saddle stones and statuary are specifically excluded from the sale. Certain items may be made available by separate negotiation as required.

LOCAL AUTHORITY: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Tel: (01285) 623000 www.cotswold.gov.uk

POSTCODE: GL54 3JP

VIEWING: Strictly by appointment with Butler Sherborn. If there are any points which are of particular importance we invite you to discuss them with us before you travel to view the property. Please telephone Butler Sherborn Cirencester Office T 01285 883740 or The London Office T 0207 839 0888 E Ian@butlersherborn.co.uk

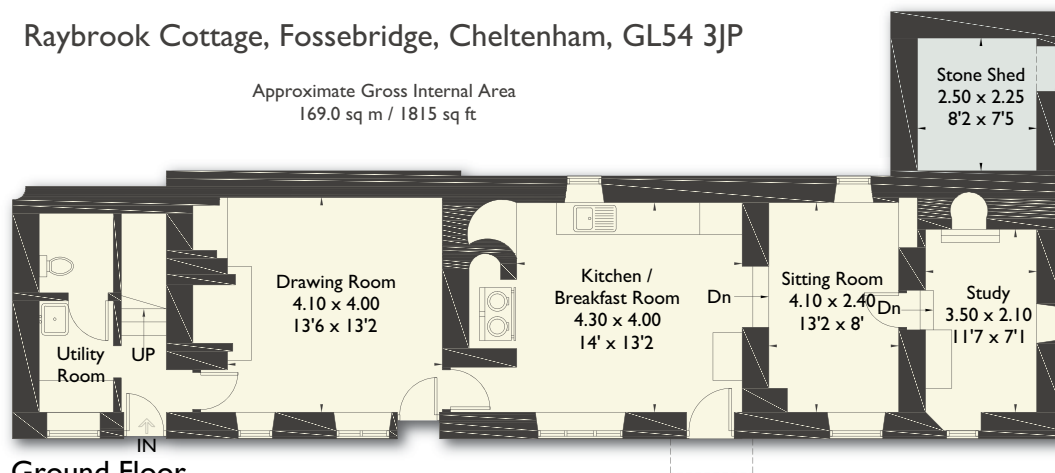
DIRECTIONS: From Cirencester take the A429 towards Burford and after 1 mile, turn left onto the A429 (the Foss Way) towards Stow-on-the-Wold. Continue for about 6 miles and drop down the hill to Fossebridge. Before the Fossebridge Inn turn left signposted to Yanworth. Continue along this lane and Raybrook Cottage will be found after approximately 400 metres on the left hand side.



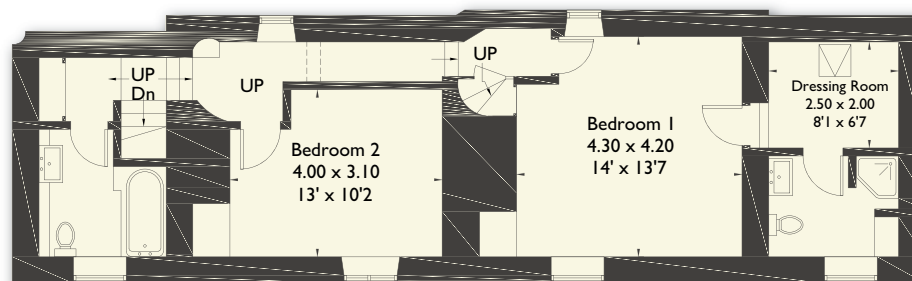
Butler Sherborn,
43-45 Castle Street, Cirencester,
Gloucestershire GL7 1QD
T (01285) 883740 E ian@butlersherborn.co.uk
www.butlersherborn.co.uk

Raybrook Cottage, Fossebridge, Cheltenham, GL54 3JP

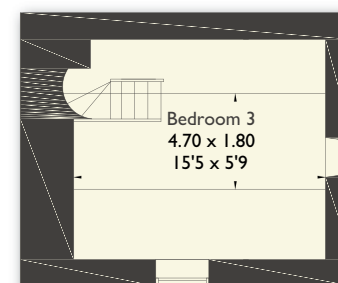
Approximate Gross Internal Area
169.0 sq m / 1815 sq ft



Ground Floor



First Floor



Second Floor

Job Ref: 175869
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken & Particulars written: October 2016 / IRD.