



IVY BANK
The Quarry, Brockhampton, Cheltenham

Cheltenham 8 miles, Winchcombe 5 miles, Oxford 36 miles, Kingham station 16 miles (London Paddington 90 mins approx)

**Ivy Bank
The Quarry
Brockhampton, Cheltenham
Gloucestershire
GL54 5XL**

**A CHARMING DETACHED GRADE II LISTED
COTTAGE WITH DELIGHTFUL GARDENS SET IN A
SECLUDED POSITION ON THE EDGE OF THE
VILLAGE**

- Grade II Listed Cottage
- Sitting Room
- Kitchen/Dining Room
- Garden Room
- 2 Bedrooms, Bathroom
- Utility Room with WC
- Driveway Parking
- Detached Stone Outbuilding
- Extensive Terraced Gardens
- Lovely Rural Aspect

Guide price £595,000

VIEWING Strictly by prior appointment
through

Tayler & Fletcher

Tel: 01451 820913

LOCATION

Brockhampton is a delightful rural Cotswold village with a superb local pub, The Craven Arms. The nearby village of Sevenhampton has a lovely parish church and the historic town of Winchcombe (4 miles) provides a superb range of local shops and pubs/restaurants and is also home to Sudeley Castle. The region's major commercial and cultural centre of Cheltenham lies just 7 miles to the west. Cheltenham provides a comprehensive range of services and amenities with excellent shopping including most of the nation's largest retailers and restaurants. It is also home to Prestbury Racecourse, Cinemas and the Everyman Theatre and also major festivals including the annual literature, jazz, science and cricket festivals. There are also main line rail services. The surrounding Cotswolds provide for a comprehensive range of rural leisure pursuits and there is excellent access to the local footpath network.

DESCRIPTION

Ivy Bank is a characterful detached Grade II listed cottage set in a private location on the edge of Brockhampton with beautiful terraced gardens. The property has recently been sympathetically refurbished and extended by the current owners and is laid out principally over two floors comprising an entrance porch, sitting room with deep inglenook fireplace, stairs rising to the first floor and steps leading down to the kitchen/dining room with oak framed garden room. On the first floor there is a main bedroom with a bathroom off and a second double bedroom. A utility area and undercroft are accessed via the gardens, which also have a charming detached forge and summerhouse. An additional area of land lies at the foot of the gardens providing a good area for vegetables or chickens. The property is approached via a path from the parking area leading to the covered entrance with outside light and painted timber door with glazed insert leading to the accommodation arranged as follows:



Approach

Oak framed covered entrance porch and cut stone surround with painted solid timber front door with glazed insert to:

Sitting Room

With a deep inglenook fireplace with cut stone surround and painted timber bressumer over and fitted with a Clearview wood burning stove. Flag stone floor, mullioned windows to three elevations with timber window seat and stone mullion overlooking the front of the property. Stairs rising to the first floor, heavily beamed ceiling and steps down to timber door leading through to the:



Kitchen/Dining Room

With tiled floor and double aspect with casement windows overlooking the gardens to front and side elevations. Fitted kitchen with an Esse electric range cooker with extractor over. Work top with comprehensive range of built-in cupboards and drawers. Belfast sink with double timber drainer and mixer tap, built-in Smeg dishwasher, recessed ceiling spot light and floor to ceiling larder cupboard to one side.

In the dining area there are further recessed ceiling spot lights and a painted glazed timber door through to:

Garden Room

Oak framed with double glazed casements and double glazed pitched roof. Overlooking the gardens with an oak framed door to steps and terrace. Slate floor. Outside light.

From the sitting room, timber door and stairs rise to the:

First Floor Landing

With mullion window to gable end, exposed timber purlins and "A" frame, conservation roof light and extensive eaves storage with hanging rail. From the landing, solid oak door to:

Bedroom 2

With mullion window to front elevation, painted timber purlin and "A" frame, wall light point, raised display niche.

From the main landing, the stairs lead down to the:



Secondary Landing

With conservation roof light to rear elevation, recessed ceiling spot lighting and solid timber door to:

Bathroom

With matching suite of panelled bath with wall mounted shower and glazed shower panel, chrome mixer tap with handset shower attachment. Heated towel rail, inset oval wash hand basin, low-level WC with built-in cistern, recessed ceiling spotlights and casement window to front elevation. Part panelled and part tiled walls. Tiled floor. From the landing, solid timber door to:



Bedroom 1

With exposed timber purlins and double aspect with casement windows to front and side elevations. Double doors to extensive built in storage with hanging rail and shelving.

Lower Ground Floor

Undercroft with a cloakroom and utility room and undercroft storage. Worcester oil-fired central heating boiler, space and plumbing for washing machine, and low-level WC with timber seat.

Outside

Ivy Bank is approached from the village lane via a gate and path with steps leading down to the stone paved path to the front of the cottage. The gardens are laid in terraced fashion with a principal lawned area and paved patio with DETACHED STONE OUTBUILDING/ FORGE of Cotswold stone elevations under a pitched reconstituted stone roof, with power and light and a fixed casement window to the front elevation. Set to the side of the outbuilding is a raised paved terrace with a path leading to an OCTAGONAL SUMMERHOUSE enjoying a superb view out over the garden. Steps proceed down to either side of the main garden with a further gravelled seating area and a second terrace with a wide ornamental pond and private seating area with pergola. Steps continue down to the remainder of the garden, being laid mainly to lawn with herbaceous borders surrounding. Set adjacent to the undercroft is a greenhouse and garden shed. To the end of the lower garden is a gate leading down to a further portion of land for vegetables and/or chickens etc.



LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire
Tel: 01285 623000

COUNCIL TAX

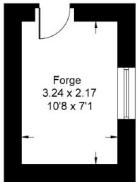
Band D. Rate payable for 2021 / 2022 : £1,855.59

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating system

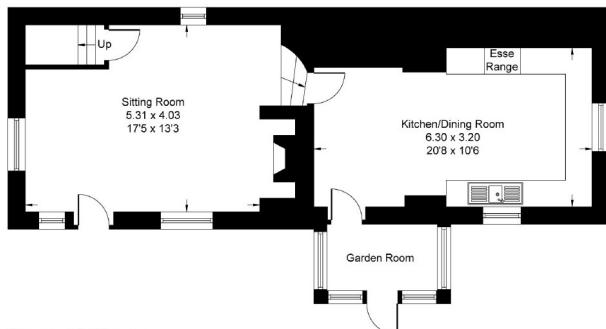
DIRECTIONS

From Bourton-on-the-Water, take the A436 towards Cheltenham. Pass the junction with the B4068 from Stow and take the right hand turn sign posted Brockhampton and Sevenhampton (adjacent to Cotswold Trailers). Proceed along the lane and drop down into Brockhampton and Ivy Bank will be found shortly on the left hand side.

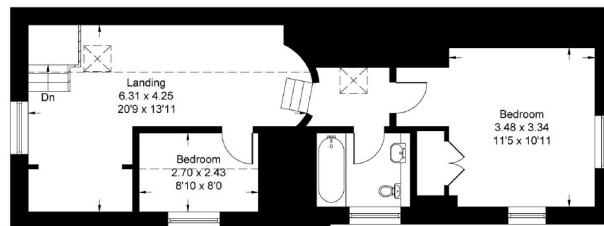


Garden/Store

Approximate Gross Internal Area = 101 sq m / 1087 sq ft
Garden/Store = 7.0 sq m / 75 sq ft
Cellar = 10.0 sq m / 108 sq ft
Total = 118 sq m / 1270 sq ft



Ground Floor



Cellar

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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