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SALES LETTING MANAGEMENT

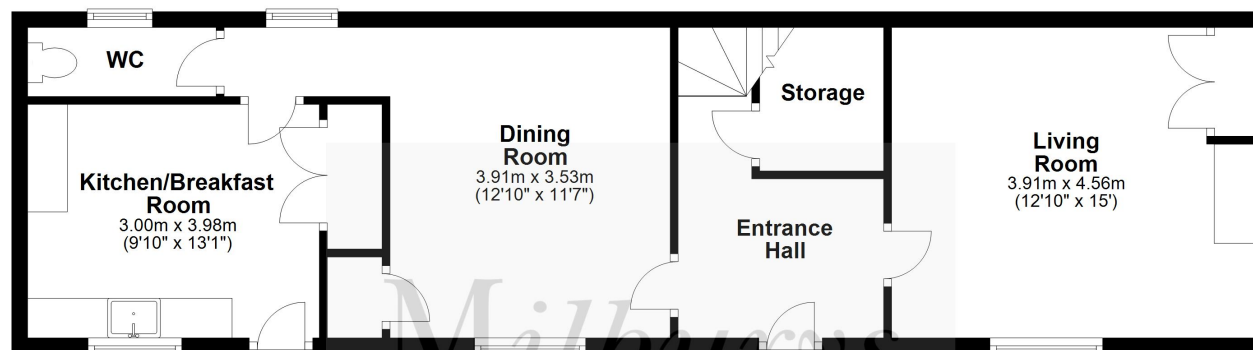


**Bramble Cottage, 1 The Square Main Road, Woodford, Gloucestershire, GL13 9JW**

**£360,000**



## Ground Floor

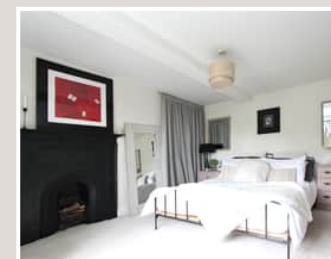


## First Floor



Total area: approx. 115.8 sq. metres (1246.3 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# Bramble Cottage, 1 The Square Main Road, Woodford, Gloucestershire GL13 9JW

A quintessentially English 'chocolate box' cottage, situated in The Square, a small group of cottages just off the main road in Woodford. Bramble cottage is filled to the brim with character and charm from the moment you cross the threshold. A sizeable entrance hall welcomes you into the beautifully presented home with doors through to a fantastic living room with feature fireplace and bay fronted window as well as the equally impressive dining room with mock wood-burning stove and plenty of space to host family and friends over supper and drinks. The smart kitchen has plenty of space for a breakfast table and all the mod-cons required for family living, there is loft space above currently used as a useful office. Downstairs also features the cloakroom and ample storage for coats and shoes. Upstairs there are two fantastic sized double bedrooms, both finished to an impeccable standard and with character fireplaces and large windows allowing light to flood in. The family bathroom hosts a bath with shower over. Outside and the pretty, south-facing cottage garden is everything you would come to expect from a property such as this, laid mainly to lawn with patio area, perfect for alfresco dining in the summer months and flowering borders. Benefits include oil fired central heating, UPVC double glazing and two private parking spaces. One of those places we are always excited to show people around, call today to arrange a viewing!

## Situation

Situated to the north-east of the village of Stone, approximately 1.5 miles from junction 14 of the M5, ideal for commuting to Gloucester to the north and Bristol to the south. The local primary school is just five minutes along the road in Stone and secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood. In nearby Falfield, approximately one mile away, is a general store and post office and Thornbury with its range of amenities is approximately 4 miles distance providing supermarkets, post office, restaurants and Leisure Centre/Golf Club.

## Property Highlights, Accommodation & Services

- A Quintessentially English 'Chocolate Box' Cottage
- Beautifully Presented, Two Bed Family Home
- Two Large Loft Spaces With Potential To Be Developed Into Something Quite Special, Subject To Planning
- Character Living Room With Feature Fireplace And Bay Fronted Window
- Smart Kitchen/Breakfast Area With Separate Spacious Dining room Including Mock Wood-Burning Stove
- Downstairs Cloakroom and Upstairs Family Bathroom
- Two Fantastic Sized Double Bedrooms With Light And Space In Abundance
- Cottage Garden, South Facing And Laid Mainly To Lawn And Patio Area
- Benefits Include Oil Central Heating, Double Glazing And Private Parking For Two Cars

## Directions

From J14 of the M5 proceed north. Pass through the village of Stone and when you see 'Taylors of Woodford' on the right, pull up and look out for the group of cottages on your left hand side. Bramble Cottage is set back in the middle.

**Local Authority & Council Tax** - Stroud District Council - Tax Band D

**Tenure** - Freehold

**Additional Information** -



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