



Kinsham

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Rose Cottage, Cheltenham Road, Kinsham, GL20 8HP

From the moment you step through the garden gate it will feel like you are entering a magical space, with both the garden and the cottage so immaculately presented.

Within the garden is a fantastic home office – fully insulated, double glazed and with wi fi and power, just perfect if you need some quiet space for work, rest or play! Adjacent to it is a further garden room, converted from the garage and with the ability to be reclaimed as a garage if required, this room is currently a teenage games room, and is again insulated and benefiting from double glazed windows.

Entering the cottage itself you will be immediately impressed by the standard of presentation. The accommodation briefly comprises of a dual aspect lounge with log burner and door to a conservatory.

The dual aspect kitchen/dining room is attractively fitted with a range of cottage style floor and wall units, and a door leads through to the useful utility room which is also fitted with wall and base units and has plumbing and space for a washing machine and tumble dryer. Doors from the utility lead to both the rear and side garden.

Completing the accommodation on the ground floor is a downstairs wc.

On the first floor there are three bedrooms with 2 bedrooms benefitting from solid wood fitted wardrobes; and a family bathroom fitted with a white suite comprising of a panel bath with shower over, pedestal sink unit and low level wc.



Outside the south west facing gardens are delightful and have mature planted borders, lawn, old brick pathways, brick store and patio. With boundary walls, contemporary and hedge lined fencing the garden is a lovely private sun trap.

Through the garden gate at the rear of the property there is ample driveway parking.

The cottage benefits from upvc double glazing and Economy 7 electric heating.

Kinsham is a pretty hamlet located near Bredon and Kemerton, it therefore enjoys a wealth of local amenities including pubs, post office and shop, Bredon Hancock's Primary School, Doctor's surgery and various sports facilities. In addition from Kinsham there are lovely walks around the nature reserve and lakes and to Bredon Hill.

Kinsham offers excellent commuter links. Approximate distances (miles):

Tewkesbury	4	Gloucester	17
Evesham	12	Birmingham	55
Cheltenham	14	London	123
Worcester	19	M5 J9	3

Ground Floor

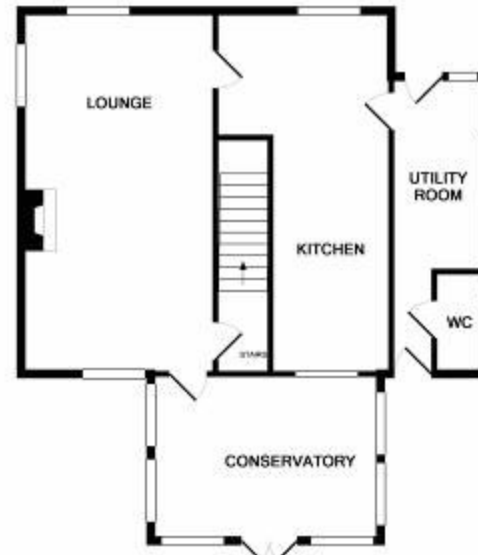
Lounge	19'10"x10'8"
Dining area	9'8"x8'
Kitchen	11'10"x5'11"
Conservatory	12'7"x9'2"
Downstairs wc	

First Floor

Bedroom 1	11'x10'9"
Bedroom 2	9'7"x8' (max)
Bedroom 3	10'11"x9' (max)
Family Bathroom	

Outside

Garden Room	17'6"x6'
Home Office	9'x7'5"
Brick store	10'7"x5'6"

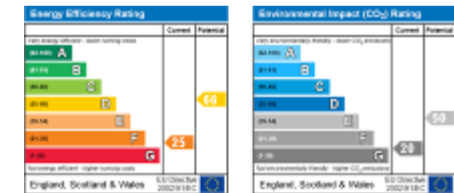


This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £350,000

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