



Rose Cottage, Randwick, Stroud

Humphreys End, Stroud, Gloucestershire, GL6 6EW

BK Bruton Knowles

est. 1862

www.brutonknowles.co.uk

CODE 5288

Detached Cottage with 4 Acres of Grounds

Rose Cottage, Humphreys End, Randwick, Stroud, Gloucestershire, GL6 6EW

Guide Price £800,000 Freehold – For Sale By Private Treaty

LOCATION

Humphreys End is a quiet semi-rural hamlet to the north western edge of the Gloucestershire market town of Stroud, just below the Cotswold village of Randwick. It has far reaching views across the Stroud valleys.

The location is convenient for all the facilities provided by Stroud and is within a walking distance of convenience stores, leisure centre and well regarded primary schools and grammar schools. Further facilities include various independent schools, a nationally renowned farmers market, close proximity to Cheltenham, Gloucester, Bristol and the M5 Motorway. Stroud Railway Station is located 1.8 miles from the property with a direct link to Paddington.

DESCRIPTION

Rose Cottage comprises a 4 bedroom period, extended, detached house currently configured as a 3 bed with 1 bedroom annexe. The gross internal area is approximately 1,362sqft exc. garage/store.

It benefits from a 3/4 car driveway, garage and approximately 1 acre of well kept gardens, which then merge into a further 3 acres of paddock/meadow.

The ground floor comprises an entrance hall, off of which is a modern open plan kitchen/breakfast room, cloakroom, living/dining room with beamed ceiling and woodburner, which then leads through to the 4th bedroom and living area comprising the annexe.

The annexe benefits from its own private entrance from the driveway, leading into a hallway with access off into a double bedroom, living room with kitchenette and wet room.

Stairs lead up to a central landing leading to three double bedrooms and a 4 piece family bathroom.

Off the master bedroom are steps up to attic storage space which offers standing height and a window, suggesting potential for conversion to provide additional accommodation in the eaves.

The garden is split into various areas comprising lawns, patio, flower beds and mature trees. It then extends eastward and southward into a meadow which slopes gently down to a stream. The meadow includes an area of hardstanding and sheds/potential stable buildings.

PLANNING

Given the extent of its grounds, the property offers considerable potential for conversion, extension and improvement to the existing accommodation – subject to planning permission.

Further, given its location on the settlement edge of Stroud and its grounds of some 4 acres, there may be potential for additional residential development – subject to planning permission. Overage is to be negotiated in this regard.

COUNCIL TAX

Band F

ENERGY PERFORMANCE CERTIFICATE

Energy Rating F

TENURE

Freehold with vacant possession

GUIDE PRICE & METHOD OF SALE

The property is offered with a guide price of £800,000. Offers are invited by way of private treaty.

VIEWING

Viewing is by appointment only on the set viewing days:

- Tuesday 18th May: 3-5pm
- Friday 21st May : 3-5pm
- Saturday 22nd May: 10-12am
- Friday 28th May: 10-12am

To arrange a viewing, please contact Anna Renton on 07511 226464 or anna.renton@brutonknowles.co.uk

It is intended that parties will be given sole access to the property, internally, for up to 20 minutes, before inspection of the grounds at their convenience.

Prior to booking a viewing please view the virtual viewing and drone footage:

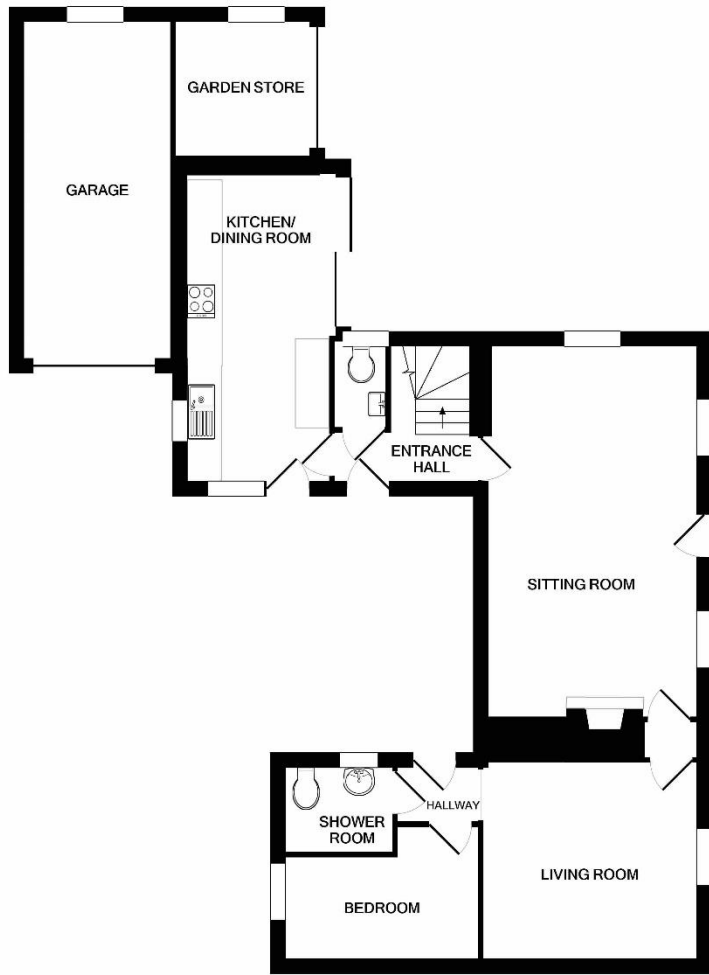
- Drone Video – [LINK](#)
- Walk Through Tour – [LINK](#)

Subject to Contract – May 2021

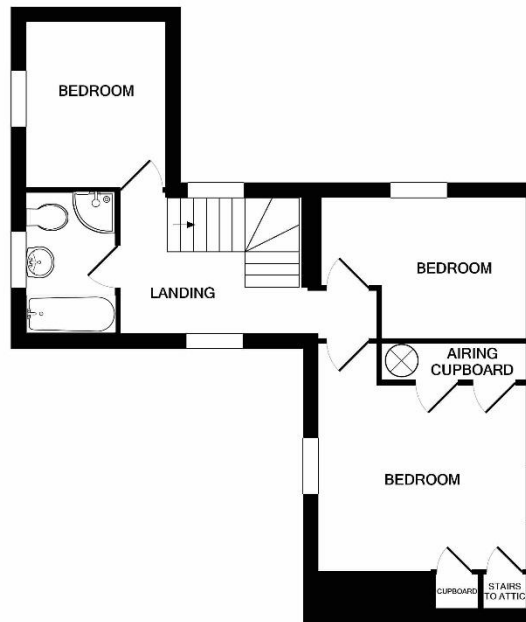
Stunning Panorama Views of the Stroud Valleys

Period detached cottage and annexe with landscaped gardens and adjoining paddock land





GROUND FLOOR



1ST FLOOR

ROSE COTTAGE, HUMPHREYS END, RANDWICK, STROUD, GL6 6EW.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Extending to approximately 1,362 sq.ft (126.6 sq.m) excluding garage and outside store on a Gross Internal Area basis.



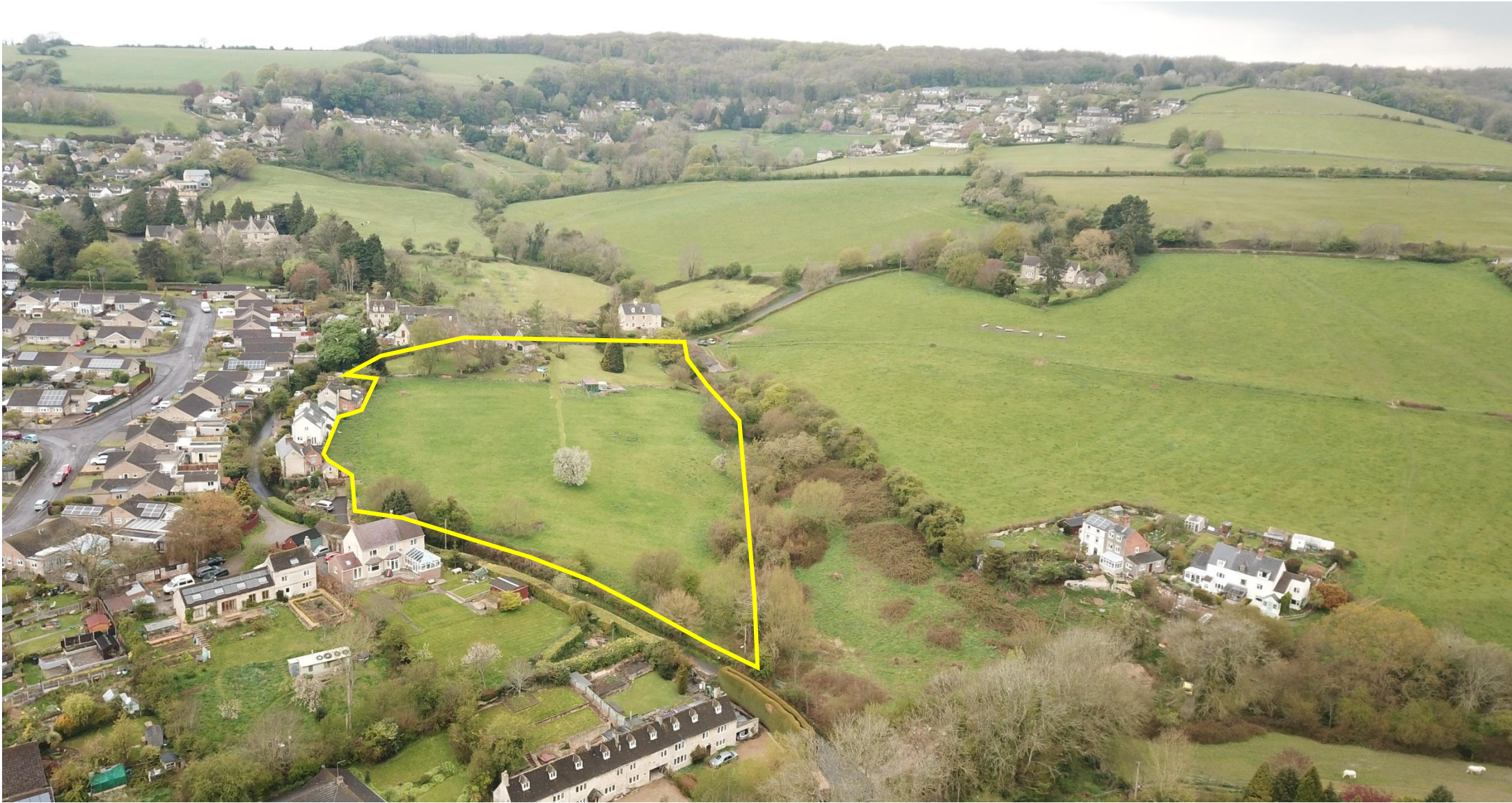
All Enquiries

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Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



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