

Pegric Cottage, Butterrow Lane, Stroud, Gloucestershire, GL5 2LX

Natural stone semi-detached period cottage
 Beautifully presented, light and airy accommodation
 Valley views taking in the sunrises
 Living room with cosy wood-burning stove
 Upgraded shower room
 Fitted kitchen
 Landscaped garden for low maintenance
 Walking distance to amenities and Stroud town centre
 Close to Rodborough Common host to lovely countryside walks



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £270,000

Approximately 542 sq.ft

‘Set down a quiet lane just 1 mile outside of Stroud adjoining Rodborough Common, this beautifully presented period cottage is an idyllic retreat’

The Property

Pegric Cottage is a charming natural stone semi-detached period cottage located on the rural edge of Stroud near Rodborough Common and overlooking the valley below. Boasting many character features, the cottage is superbly presented inside and out lending itself as a principal home or an idyllic holiday cottage. The accommodation has been thoughtfully configured and is light and airy throughout, extending to around 540 sq.ft. The reception room has a cosy wood-burning stove within an exposed stone fireplace, whilst a delightful bay window provides an picturesque dining area taking full advantage of the views. The separate kitchen has been cleverly fitted utilising as much storage as possible. A large under-stairs storage cupboard has plumbing for a washing machine. Upstairs, there is a double bedroom with ample built-in storage. The bathroom has been upgraded to a spacious modern shower room. The garden is arranged to the front of the cottage enjoying the valley views and an

east-facing aspect. Enclosed with venetian trellises, the garden has a good degree of privacy and has been landscaped for low maintenance with a sun terrace complete with external up-down lighting. On street parking is available on Butterrow Lane and neighbouring streets.

Situation

Nestled into the valley side, Butterrow Lane is a quiet lane located on the edge of Stroud next to Rodborough Common. The centre of the market town of Stroud is located only 1 mile away with a range of facilities including its famous award-winning Farmers Market, large supermarkets, hospital and cinema. Rodborough Common has 287 acres of National Trust land favoured for its extensive species of rare wildlife with beautiful walking routes to explore whilst enjoying elevated views over the Severn Estuary and surrounding Cotswold valleys. Amenities on the common include the Bear of Rodborough



Inn renowned for its fine dining whilst for the summer months the greatly popular family-run Winstones ice-cream parlour is within walking distance. Closer amenities include the popular Stroud Brewery Taproom and Bowbridge Arms pub which are accessible following a lovely walk along the canal path. The neighbouring towns of Minchinhampton and Nailsworth provide further amenities and boutique shops. Fast trains from Stroud station reach London Paddington in as little as an hour and thirty-five minutes and the M5 is about five miles to the east of Stroud giving good access to the West Country and Midlands whilst the A417 is readily accessible linking the M4 & M5. Ample local sporting opportunities including a number of golf courses, horse racing at Cheltenham, and water sports at the Cotswold Water Park near Cirencester. The local prep school Beaudesert Park is at the adjoining Minchinhampton Common, with Wycliffe College and Westonbirt School both within practical travelling distances.

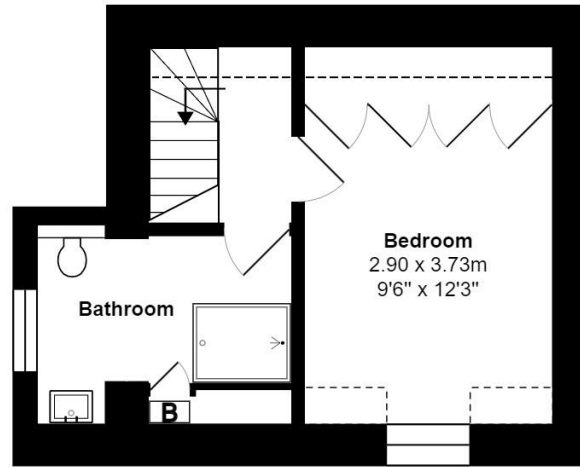
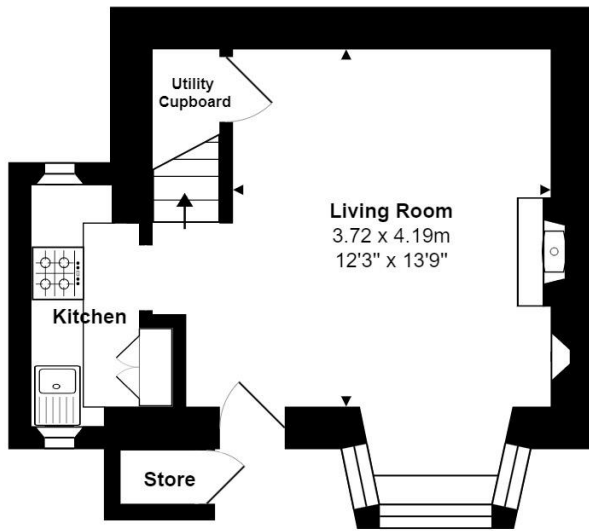
Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there is excellent mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Stroud District Council Tax Band A.

Directions

From Stroud, follow the A419 towards Cirencester. At the traffic light crossroads by Bowbridge Arms, take the right hand turn onto Butterrow Hill. Follow the lane around the s-bend and climb the hill. Take the next left hand turn onto Butterrow Lane and locate the cottage on the right hand side along the lane. What3words: ///snuck.overture.spoon





Total Area: 50.4 m² ... 542 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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