



Ash Cottage, Ford
Nr Temple Guiting, Gloucestershire

An attractive property set in a desirable hamlet with countryside views.

A stone-built link-attached home combining modern amenities and quality fixtures and fittings with bright open spaces.



1 RECEPTION ROOM



3-4 BEDROOMS



3 BATHROOMS



GARAGE



0.36 OF AN ACRE



FREEHOLD



RURAL/ VILLAGE



1739- 1897 SQ FT



**GUIDE PRICE
£725,000**



The property

Ash Cottage is an attractive stone-built home with more than 1,700 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal and practical environment for both living and entertaining, the house is well fitted with modern high-quality fixtures, and large windows that maximise the far-reaching Cotswolds views.

The accommodation flows from a generously proportioned yet welcoming reception hall with flagstone flooring, fitted storage, a useful cloakroom, and a fitted utility room. There is a sitting room featuring a stone-built fireplace with a wood burning stove and full-height glazing with French doors opening to the garden terrace. The large kitchen/dining room also has flagstone flooring, a range of base units, a Belfast sink, modern integrated appliances, and a stable door leading out to the terrace. This room also has wonderful views down the valley.

On the first floor, the principal bedroom has a vaulted ceiling, built-in seating and fitted storage. Adjacent is the family bathroom. Also on this floor is a double bedroom with an en-suite, and another double bedroom with window seating, fitted storage and loft access and an en suite shower room. A door leads through to dressing room/bedroom 4.

Outside

The property is approached over a gravelled driveway and forecourt with private parking and adjacent single garage. The part-walled wraparound enclosed garden to the side and rear, is accessible through a wrought iron gate off the forecourt and from the sitting and kitchen/dining rooms. It is laid mainly to lawn with mature shrubs and trees and features a number of seating areas, including a large paved terrace, ideal for entertaining and al fresco dining. The whole enjoys far-reaching views over the property's garden, the valley beyond, and surrounding rolling Cotswolds countryside.



Location

The hamlet of Ford lies in the Cotswolds Area of Outstanding Natural Beauty and includes the well renowned pub The Plough. The nearby village of Temple Guiting village has a church, village hall and primary school. Guiting Power has a village store, café, Post Office, farm shop, church, village hall, recreation ground and pubs. Winchcombe, Stow-on-the-Wold and Bourton-on-the-Water market towns provide excellent shopping, dining and leisure opportunities, with Cheltenham, Stratford-upon-Avon and Oxford also within easy reach. Local sporting opportunities include numerous race and golf courses.

Communications links are excellent: the A46, A40 and Moreton-in-Marsh station (9.8 miles) give access to major regional centres, the motorway network and London.

Distances

- Temple Guiting 1 mile
- Winchcombe 5.5 miles
- Stow-on-the-Wold 7 miles
- Cheltenham 12 miles

Nearby Stations

- Moreton-in-Marsh
- Cheltenham

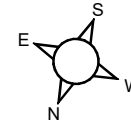
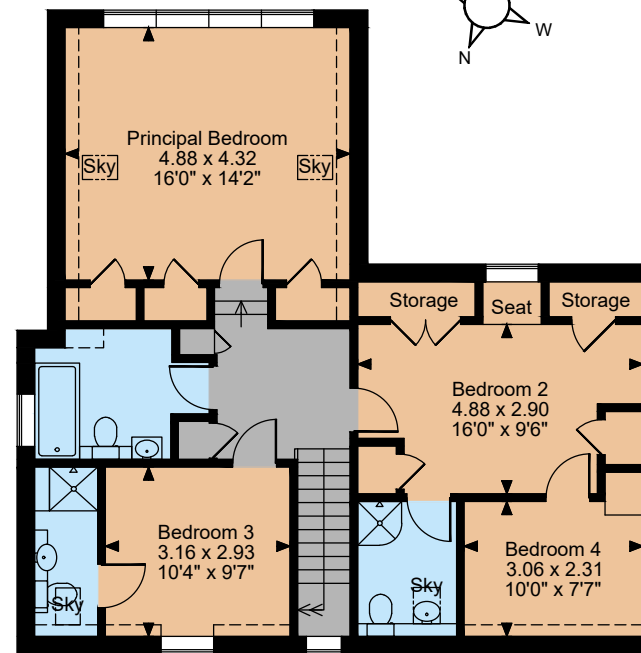
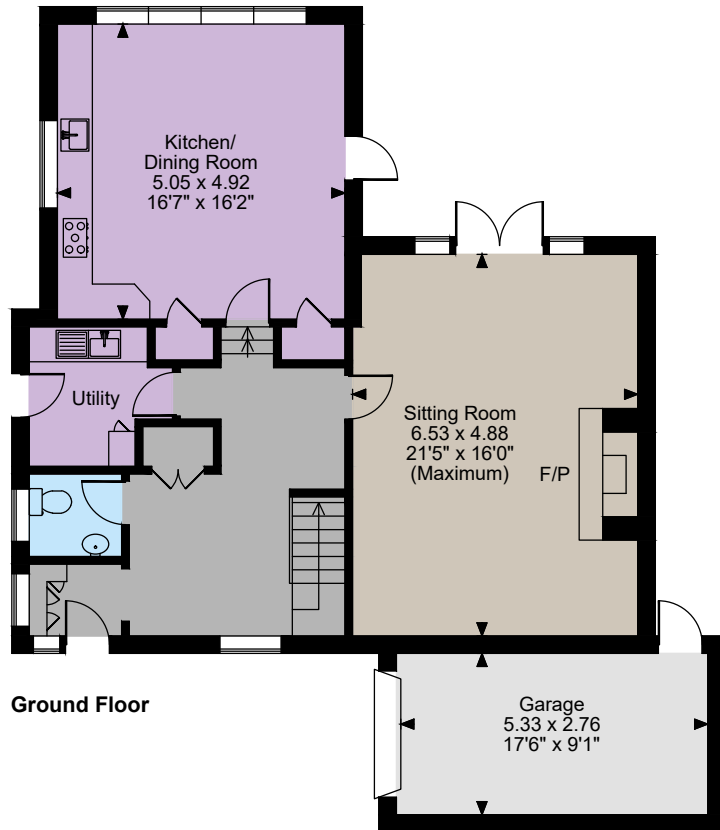
Key Locations

- Cheltenham Race Course
- Cleeve Hill Golf course
- Everyman Theatre Cheltenham
- Sudeley Castle

Nearby Schools

- The Cotswold School
- Cheltenham schools
- Kitebrook Preparatory School
- Temple Guiting primary school





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 1,739 sq ft (162 sq m)

Garage internal area 158 sq ft (15 sq m)

Total internal area 1,897 sq ft (176 sq m)

For identification purposes only.

Directions

GL54 5RU

what3words: ///blows.butterfly.amuse - brings you to the driveway

General

Local Authority: Cotswold District Council

Services: Mains water, electricity and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Moreton-in-Marsh

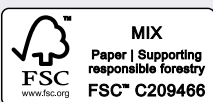
Fosse House, High Street GL56 0LH

01608 650502

moreton@struttandparker.com

struttandparker.com

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