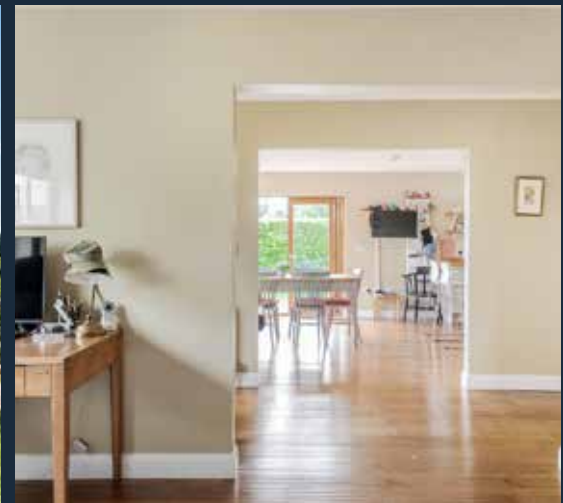


TY NA ROSA



TY NA ROSA, FRANCE LYNCH, STROUD, GL6 8LU

A beautiful Village House in the heart of the Cotswolds

LOCATION

Ty Na Rosa is located in the heart of France Lynch, a fabulous Cotswold village on the edge of Stroud, close to Painswick, Cirencester and Cheltenham, and is home to the Kings Head, a welcoming traditional country pub, a village green with a spacious park.

Stroud is a spirited community, surrounded by rolling countryside and pretty Cotswold villages. The town is well served and offers great amenities, travel connections and excellent schools.

Nearby Painswick, often called The Queen of The Cotswolds, is a historic wool town which offers excellent restaurant choices, lovely artisan boutiques and cafes, and beautiful walks surrounding the village.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes, a handy Waitrose and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in Cirencester, Minchinhampton; bridle paths are plentiful; sailing and water sports can be enjoyed

at the Cotswold Water Park.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Chalford Primary School, Marling, Stroud High, Beaudesert Park, Westonbirt and Cheltenham Colleges to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

Stroud 5 miles
Painswick 8 miles
Cirencester 10 miles
Kemble Station 10 miles (London Paddington 75 mins)
M5 (Junction 13) 10 miles
Cheltenham 14 miles
M4 (Junction 15) 28 miles
All distances and times are approximate

Entrance Hall • Sitting Room • Kitchen/ Dining Room • Study Area
• Cloakroom/ Utility • 4 Bedrooms • 3 Bath/ Shower Rooms • Store
• Private off road parking • Garden





GENERAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas central heating.

Postcode: GL6 8LU

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band D.



DESCRIPTION

Ty Na Rosa is a stunning village house in the heart of France Lynch. Beautifully proportioned and a family home for many years, this is a superb Cotswold dwelling with wonderful open plan living spaces and an abundance of natural light throughout.

Thoughtfully renovated to provide contemporary and functional living spaces with ample storage solutions and comfort, the large windows and in particular the bi-folding doors leading to the terrace area offer impressive far reaching views over the Stroud valley and countryside beyond.

The kitchen is clearly the heart of the house and a wonderful place to entertain family and friends with indoor/ outdoor living in the warmer months. The adjacent cloakroom/ utility is a handy addition to the downstairs living space.

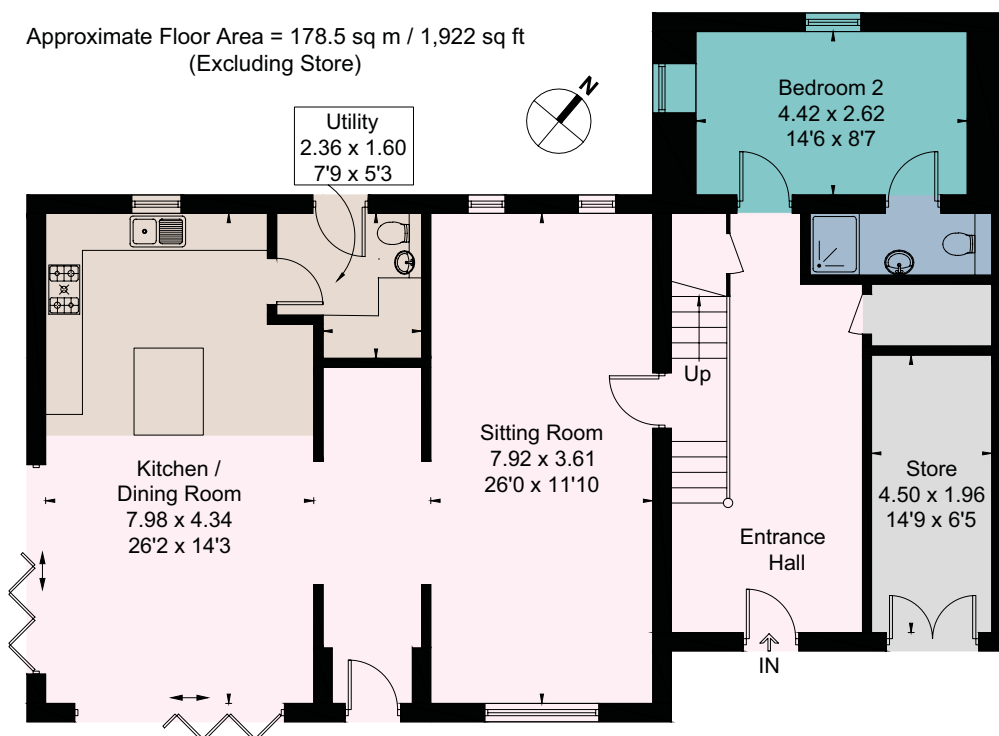
The sitting room with wood burning stove is ideal for relaxing and unwinding and is beautifully designed to create a feeling of space and very much ties in with the other reception rooms which flow seamlessly.

The ground floor is home to the fourth bedroom, a double bedroom with en suite shower room. Upstairs the master bedroom is generously proportioned and with its en suite bathroom benefits from outstanding views and has been thoughtfully laid out to create ample discreet storage. Across the landing are two further bedrooms and a family bathroom.

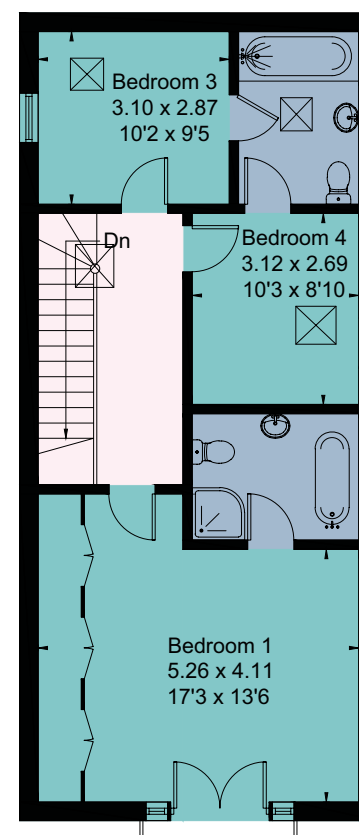
Outside the south facing garden overlooks the valley and countryside beyond and is predominantly laid to lawn, interspersed with herbaceous borders. The terrace is ideal for al fresco drinks and outside dining. The driveway, to side of the house, allows for easy off-road parking for three cars and a store provides great storage for bikes, lawn mowers etc.



Approximate Floor Area = 178.5 sq m / 1,922 sq ft
(Excluding Store)



Ground Floor



First Floor

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