

# COTSWOLD LODGE

— BROWNSHILL —



## COTSWOLD LODGE, BROWNSHILL, STROUD, GL6 8AG

Entrance hall · Kitchen/ family room · Dining room · Snug  
Drawing room · Study · Games room · Secondary kitchen  
Utility room · 6 bedrooms · 3 bathrooms · Landscaped gardens  
Raised vegetable beds · Terraces · Private driveway and parking

# An exceptional and substantial period village house in the heart of the Cotswolds

## Description

Cotswold Lodge is a fabulous period country home in a village location. The owners have been mindful to create a welcoming home with an abundance of character and charm throughout. All the rooms are beautifully bright and light with views over the terraces and gardens.

The kitchen/ family room is clearly the heart of the house and a superb room in which to put the world to rights over morning coffee or whilst cooking up a treat for family and friends. The open plan seating and dining areas make this a very sociable room which lends itself brilliantly to everyday living but also adapts well to entertaining larger numbers. There is plenty of worktop and storage space.

The dining room, with open fireplace, is perfect for dinner parties and special occasions or equally for everyday dining.

The snug is bright and light and a quiet corner for hiding away with a good book.

The drawing room is ideal for relaxing on a Sunday afternoon after a long country walk. The open fireplace offers extra warmth in the colder months and the bay windows allow for plenty of natural light with stunning views over the garden.

Across the hallway the study is ideal as a home office. The cloakroom and utility are useful additions to the ground floor living space.

The first floor comprises the master bedroom with en suite bathroom and five further bedrooms with two bathrooms. All the rooms have been carefully curated to create comfortable living spaces with ample discreet storage.

There is a games room on this floor which works well for family movie nights or when hosting children's sleepovers. This wing of the house can be discreetly closed off from the main house and is ideal as a granny/ au pair annexe offering independent accommodation with a bedroom, bathroom, sitting room and an open plan kitchen dining room on the ground floor. There is private access to the garden.

Outside the gardens are delightful and a true haven of peace and tranquillity. Much thought and attention to detail has been put into creating living areas in the garden with a treehouse, a campfire, raised beds for the potager enthusiast, and an array of fruit trees and pretty herbaceous borders. The terraces come in to their in the summer when hosting BBQs and the private gravelled driveway offers ample parking. In all circa 1.4 acres.

Planning permission has been granted to create a double bay garage at the entrance of the driveway.

Planning ref: S.19/2306/HHOLD.

## Location

Cotswold Lodge benefits from superb country living whilst being ideally placed in the hamlet of Brownshill, close to the pretty village of Chalford, which has a good community spirit with a school, a church and events such as a pop-up bar and art exhibition. The Lavender Bakehouse down the road is a wonderful spot for delicious treats.

Nearby Stroud, recently voted the best place to live by The Sunday Times, is a spirited community, surrounded by rolling countryside and pretty Cotswold villages. The town is well served and offers great amenities with a handy Waitrose and Sainsbury's and good travel connections. The weekly Farmer's Market is one of the biggest of its kind in the UK and offers an array of fabulous local produce.

Minchinhampton has an excellent range of day to day shops including a general store, butcher, chemist, and Post Office. Other amenities in the town include a doctor's surgery, dentist, library, The Crown pub, a church and the common which is wonderful for walks and golf on the open course.

Known as the "Capital of the Cotswolds", Cirencester to the East is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes, 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 including nearby golf courses in Minchinhampton and Cirencester; 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, Bussage Primary School, Beaudesert Park, Minchinhampton Primary School, Marling, Stroud High, 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.



*Minchinhampton 5 miles  
Painswick 7 miles  
Cirencester 11 miles  
Kemble Station 10 miles  
(London Paddington 75 mins)  
M5 (Junction 13) 8 miles  
Cheltenham 17 miles  
M4 (Junction 18) 18 miles*

*All distances and times are approximate*







## General Information

Tenure: Freehold.

Council Tax: Band G. EPC rating D.

Services: Mains water, gas, electricity and drainage.

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: Stroud District Council, Ebley Mill, Westward Rd, Ebley, Stroud GL5 4UB.



# Cotswold Lodge

Approximate Gross Internal Area = 428.4 sq m / 4611 sq ft  
(Including Annexe / Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID707534)

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