



Brook Cottage
Ozleworth, Wotton under Edge, Gloucestershire

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Brook Cottage

Ozleworth, Wotton under Edge, Gloucestershire, GL12 7QB

A gloriously situated detached Listed house

Tetbury 9 miles, Wotton under Edge 3 miles, Nailsworth 7 miles, Bristol 25 miles

In need of complete modernisation | Current accommodation of: Sitting room | Dining room | Kitchen | 3 Bedrooms | Bathroom | Listed Building Consent to provide 4 bedrooms and 2 bathrooms | Garage and parking | Gardens

The property

Brook Cottage occupies a wonderfully quiet and private setting with excellent views and no close neighbours. The property was originally a pair of late 18th/early 19th century cottages which were converted into one larger house in 1961. As currently arranged the house has a large sitting room, dining room, a kitchen and three bedrooms. Listed Building Consent was granted in February 2023 for 'alterations and repairs' (Ref 22/02094/LBC). The approved plans show a much improved floorplan with hall, sitting room, study, kitchen/breakfast room, WC and utility on the ground floor. The first floor has two bedrooms and two bathrooms, with two further bedrooms on the second floor.

Outside

To the side of the house is a timber garage with gravelled parking in front. This also has Listed Building Consent for replacement. The garden is a good size and lies to both the front and rear of the house. It is mainly lawned with flower borders and, like the house, has wonderful views over the adjoining countryside.



Location

Ozleworth is a very small village set well away from busy roads, amidst classic Cotswold countryside. Brook Cottage is set down a no through lane. Nearby Wotton under Edge (3 miles) is a traditional Cotswold town with a good range of shops and services. Alternatively, Tetbury is 9 miles to the east. The main regional centres are Bath, Bristol and Cheltenham. There is a good choice of both state and private schools locally. Plenty of good local restaurants and pubs such as Calcot Manor (and Spa) and Williams Kitchen in Nailsworth. The surrounding countryside has many wonderful walks via a network of footpaths.

Directions

From the Junction of the A46 and A4135 at Calcot Manor, take the A4135 west towards Dursley and Wotton under Edge. Continue on for about 2 miles, passing The Hunters Hall on your left. After about half a mile where the road forks with the B4058 turn left signposted to Ozleworth and Newark Park. Continue along this road (Blacksmith Hill) and pass large gates with eagle finials on your left. Drop down the hill and where you see another pair of gates with similar eagles go straight ahead down a no-through lane. Brook Cottage will be found at the bottom of the hill.

What3words: ///released.scorching.readlily

General

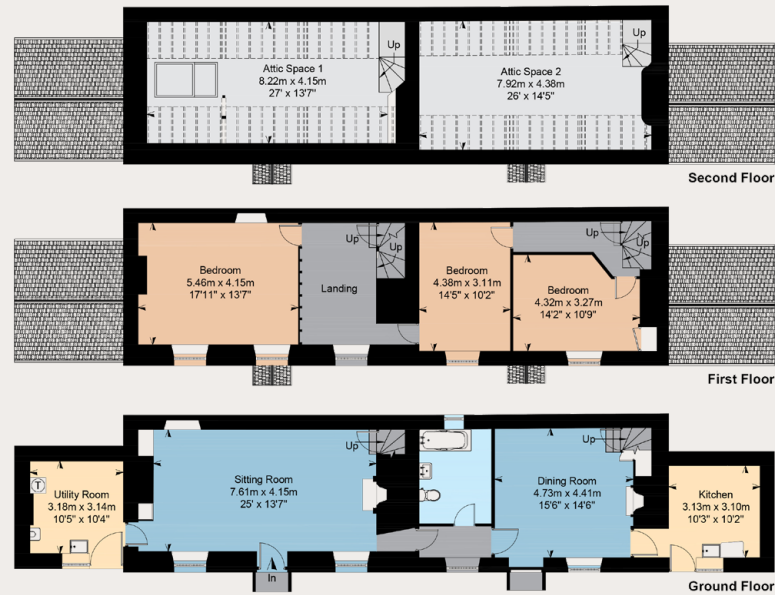
Local Authority: Cotswold District Council.
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.
Services: Mains electricity. Private water and drainage. Calor gas central heating.
Council Tax: Band F
Tenure: Freehold
EPC: Band G
Guide Price: Excess £850,000



Floorplans (Existing)

House approximate internal area: 174 sq m (1,873 sq ft)
 Attic Space: 70 sq m (754 sq ft)
 Garage: 16 sq m (172 sq ft)
 Store: 3 sq m (32 sq ft)
 Total: 263 sq m (2,831 sq ft)
 Including limited use area: 38 sq m (409 sq ft)
 For identification purposes only.

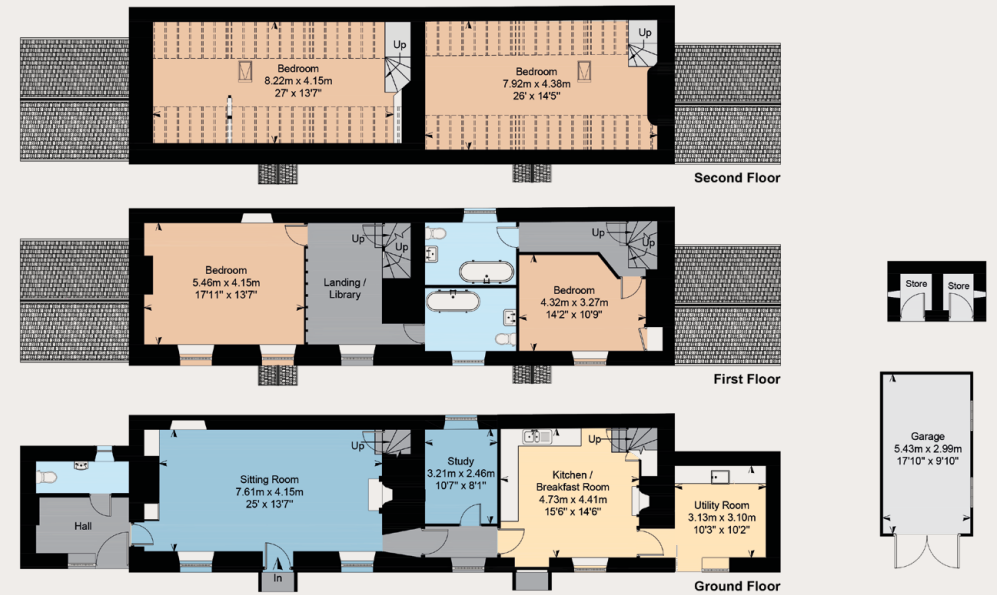
Existing Floorplan



Floorplans (Proposed)

House approximate internal area: 244 sq m (2,627 sq ft)
 Garage: 16 sq m (172 sq ft)
 Store: 3 sq m (32 sq ft)
 Total: 263 sq m (2,831 sq ft)
 Including limited use area: 38 sq m (409 sq ft)
 For identification purposes only.

Proposed Floorplan



Cirencester

15 Dyer Street, Cirencester, GL7 2PP

01285 653101

cirencester@struttandparker.com
 struttandparker.com

Over 50 offices across England and Scotland,
 including Prime Central London

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