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PROPERTY MADE PERSONAL



Kimsbury Cottage, Birdlip, Gloucestershire, GL4 8JH

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Birdlip, Gloucestershire, GL4 8JH

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

- Deceptively spacious period cottage
- Three bedrooms
- Impressive fitted kitchen
- Large sitting room with fireplace
- Countryside views
- Character features
- Large mature gardens
- Off road parking

About the property

This is a deceptively spacious and versatile three bedroom period cottage, located within the centre of this popular Cotswold village providing easy access to Cirencester, Stroud and Cheltenham.

Offering a wealth of character features the accommodation is arranged over three floors and in brief comprises an entrance porch, entrance hall, stairs to the first floor, a cloakroom, a 18ft sitting room with large open fireplace with inset wood burner lies to the front of the property. The sitting room leads through to the dining room with access to the cellar and in turn to the kitchen at the rear overlooking and leading into the southerly facing garden. The kitchen is an impressive 17ft fitted with a range of units, and space for a dining table and chairs. There is also a utility room.

The first floor landing provides access to two double bedrooms, the master bedroom is a particularly

impressive room with delightful countryside views and en-suite shower room, there is also a family bathroom. On the second floor is a large 16ft bedroom with fitted wardrobes

Additional benefits of this charming period home include oil central heating, partially double glazed, a large mature private rear garden which has super open countryside views with an abundance of mature flowers, and shrubs. A driveway is accessed via a private lane to the rear providing off road parking.

Amenities

Birdlip is a Cotswold village around 6 miles south of Cheltenham, 8 miles south east of Gloucester and provides good access to Cirencester, Swindon and M4, as well as A40 for Oxford and London. The village has a much sought-after primary school and a traditional Inn at The Royal George Hotel. Out of the village, the Cotswold Way runs through a designated area of outstanding natural beauty. A major supermarket is available a few miles away in Brockworth.

Directions

From Cheltenham town centre proceed via Leckhampton onto Shurdington Road. At the A417 junction take the left hand exit for Birdlip. At the top of the hill with the Air Balloon pub, take the second exit to your right for Birdlip and Cirencester take the first turning on the right signposted Birdlip/Stroud. Continue along turning first left into the village, you will find the property on the right hand side after approximately 200 yards.

Services & Tenure

The Tenure is Freehold



Local Authority

Cotswold District Council

Council Tax Band – E

Our reference

LECK/GW/KW/14072022

We'd love to hear from you

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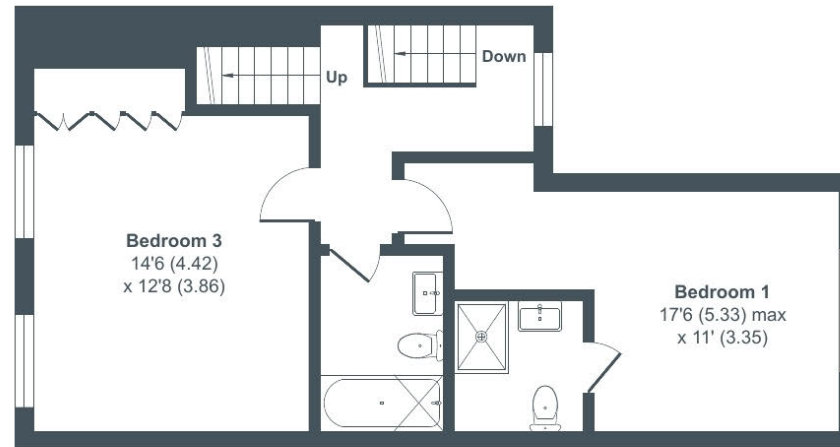




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Approximate Area = 1684 sq ft / 156 sq m

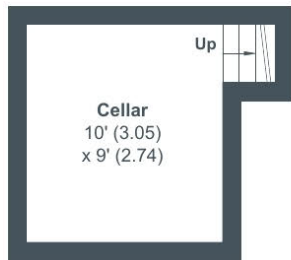
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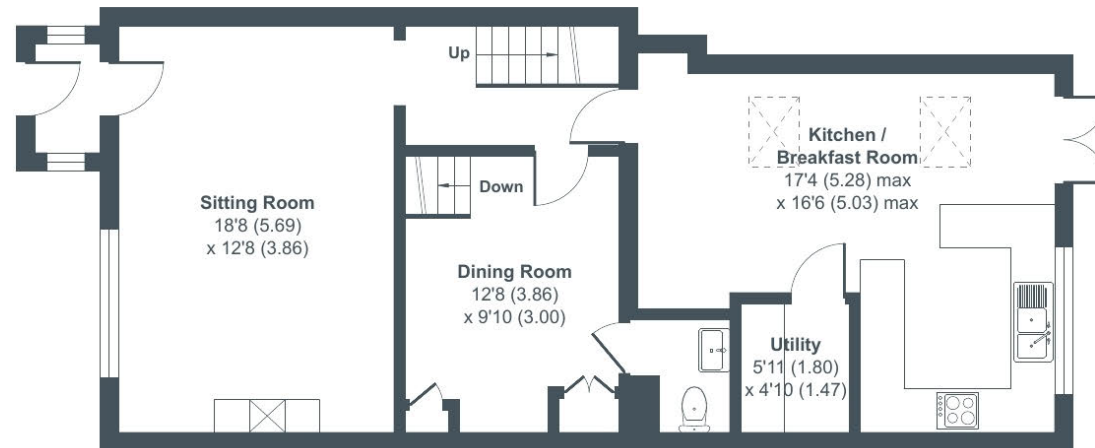
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 872103







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