

## Birdlip Gloucester, Gloucestershire, GL4 8JH



Chain free ● Detached period cottage ● Village setting with access to Cheltenham and surrounding centres ●  
Sitting room with inglenook fireplace ● Separate dining room and study ● EPC E ●

# Birdlip

Gloucester, Gloucestershire, GL4 8JH

## Key Features



3  
Bedrooms



2  
Bathroom



3  
Reception

## About the property

A characterful detached period cottage set within established gardens, offering a sense of space and position that is rarely found with properties of this type.

The house provides well-proportioned accommodation arranged over two floors, combining original features with a layout that works comfortably for modern living.

At the centre of the home is a sitting room with an inglenook fireplace, creating a natural focal point and a strong sense of character. This connects through to a separate dining room, while an additional room provides flexibility as a study or further reception space.

To the rear, the kitchen overlooks the garden and offers a well-sized and practical space, with a ground floor bathroom positioned alongside.

Upstairs, the first floor provides three bedrooms along with a shower room, offering a straightforward and balanced arrangement.

Externally, the setting is a key part of the property. The gardens provide a combination of lawn and established planting along with a sense of privacy and open outlook. A range of outbuildings, including a summer house and sheds, add further flexibility.

A detached garage and ample parking complete the property.

A well-positioned period home where the character, setting and overall feel combine to create something that stands apart from more typical village properties.

## 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.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## 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 left hand side after approximately a couple of hundred yards.

What 3 Words ///finishes.corkscrew.bracelet

## Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water - Mains Supply  
Sewerage - Mains Supply  
Heating - Oil

## Local Authority

Cotswold District Council  
Council Tax Band - F

## Our reference

CHE240663  
29th April 2026

## We'd love to hear from you

140 Bath Road, Leckhampton, Cheltenham, Gloucestershire, GL53 7NG  
T: 01242 246982  
E: leckhampton@perrybishop.co.uk







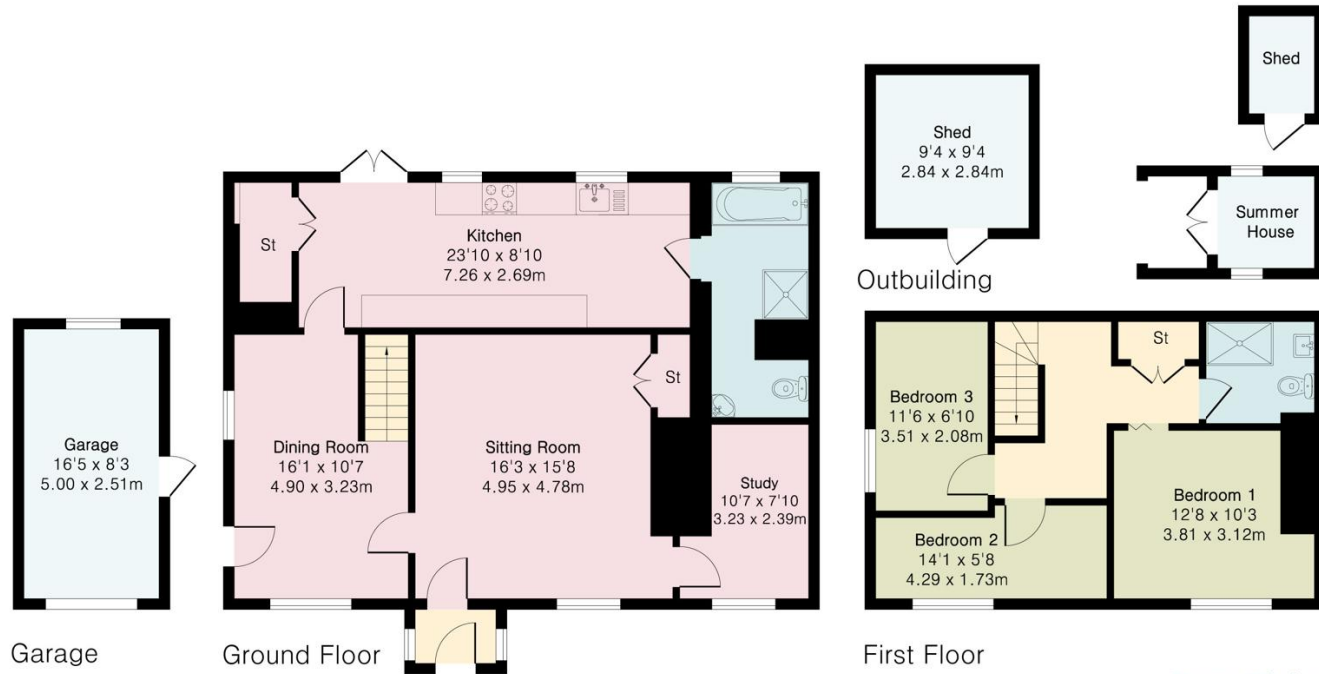
**Approximate Gross Internal Area 1494 sq ft - 139 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 895 sq ft – 83 sq m

First Floor Area 464 sq ft – 43 sq m

Garage Area 135 sq ft – 13 sq m

Outbuilding Area 145 sq ft – 13 sq m



**PerryBishop**  
PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[perrybishop.co.uk](http://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

