

# PerryBishop

PROPERTY MADE PERSONAL



**Elm Villa**, Fossebridge, Cheltenham, Gloucestershire, GL54 3JP



# Elm Villa,

Fossebridge, Cheltenham, Gloucestershire, GL54 3JP

## Key Features



3  
Bedrooms



2  
Bathrooms



3  
Receptions

- Detached Cotswold country villa
- Three double bedrooms
- Two reception rooms plus conservatory
- Kitchen breakfast room
- Outbuildings
- Grade II Listed
- Garden and Paddock over approximately 2.25 acres
- No onward chain

## About the property

An elegant Grade II Listed, three double bedroom, Cotswold country villa with stone outbuildings, mature gardens and paddock, all sitting in approximately 2.25 acres. Offered for sale with no onward chain.

Elm Villa is situated along a country lane in the picturesque hamlet of Fossebridge, where the Fosse Way dips into the Cotswold Valley of the River Coln, well away from the main road.

The accommodation, which retains many character features, is arranged over two floors with the ground floor comprising entrance hall, dual aspect sitting room opening in to a conservatory that over look the rear garden. Kitchen breakfast room with Aga, cloakroom and back round to a separate reception room. The first floor offers the three double bedrooms serviced by large bathroom and separate shower room.

Outside, gated access leads to a gravel drive to the side of the house and beyond to rear. Behind the house are some stone outbuildings and a more substantial stone barn. The majority of the garden lies mainly to the rear and far side of the house and are principally laid to lawn interspersed by a variety of mature trees and is flanked by a tall privet hedge. Beyond the garden is an area of orchard which continues on into the paddock.

## Amenities

The small and picturesque hamlet of Fossebridge is nestled beautifully within the rolling landscape of the Coln Valley. It lies within the Cotswold Area of Outstanding Natural Beauty and a Conservation area, off the A429 between the towns of Northleach and Cirencester, about three and seven miles away respectively. Cheltenham town centre is approximately fifteen miles away, with Kemble and Kingham Stations twelve and sixteen miles away respectively.

Within a quarter of a mile's walk of the house is The Inn at Fossebridge, a country pub, The Inn, has fantastic food and en-suite rooms, and sits in beautiful gardens.

## Directions

From Cirencester proceed along the A429, Stow Road, for around 5.9 miles towards Northleach. As you come down the hill towards The Inn at Fossebridge and before you come to The Inn take a left turn, indicated by the brown national trust sign for Roman Villa. Continue along the road for a short distance and the property will be on your left hand side.

## Services & Tenure

The tenure is Freehold. Mains water, electricity, oil and septic tank are connected.





**Local Authority**

Cotswold District Council

Council Tax Band: G

**Our reference**

CIR/SW/RN/30052023

**We'd love to hear from you**

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

















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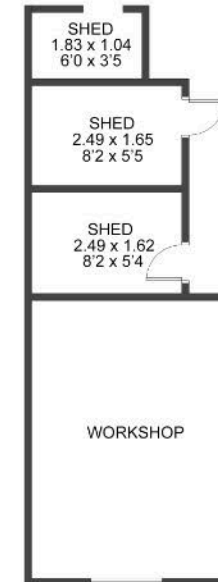
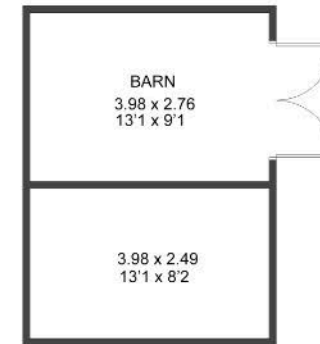
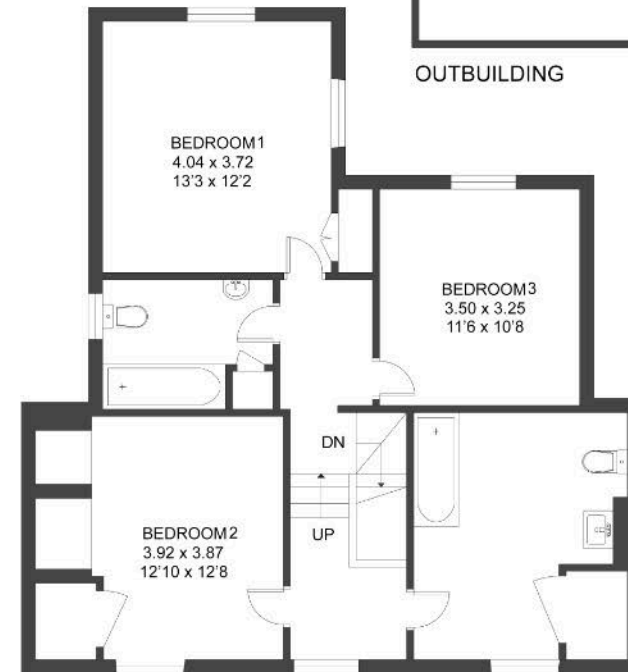
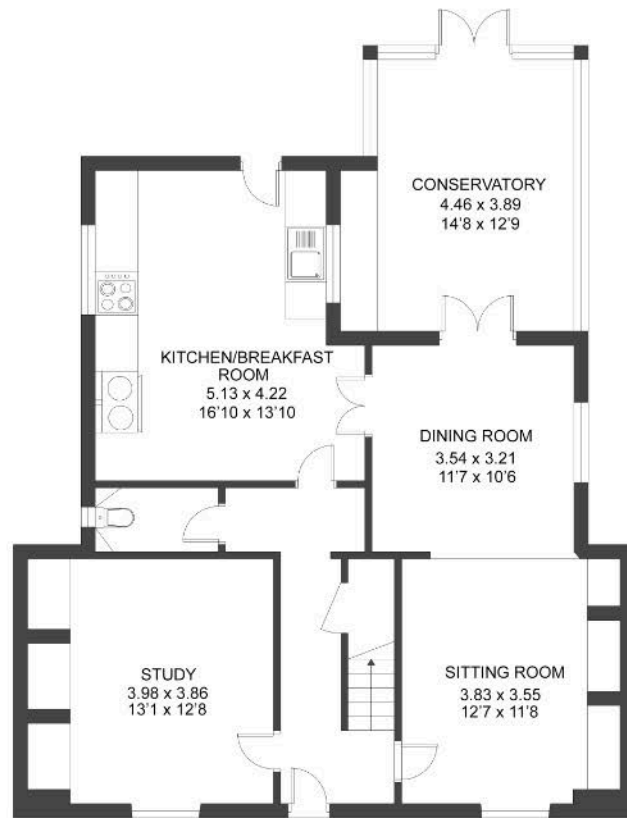
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APPROXIMATE AREA = 178.9 sq m / 1926 sq ft

Outbuilding = 26.2 sq m / 282 sq ft

Total = 205.1 sq m / 2208 sq ft (Excluding Shed)

Including Limited Use Area (4.3 sq m / 46 sq ft)







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