







Rose Cottage Bagstone Road, Bagstone, Wotton-Under-Edge

- Character Property
- Kitchen/Breakfast, Utility, Boot Room
- Bathroom & Cloak
- Heated Pool Room
- Extensive Gated Driveway
- 4 Reception Rooms
- 3 Bedrooms Master En-Suite
- Enclosed Landscaped Gardens to Front, Side & Rear
- Double Garage & Oversized Drive through Garage
- L Shaped Outbuilding, Cabin Office, Chicken Coup

£625,000

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This charming detached character cottage offers a delightful blend of rural tranquillity and modern comforts. With three spacious bedrooms, including a master suite with an en-suite bathroom, this home is perfect for families seeking both space and character.

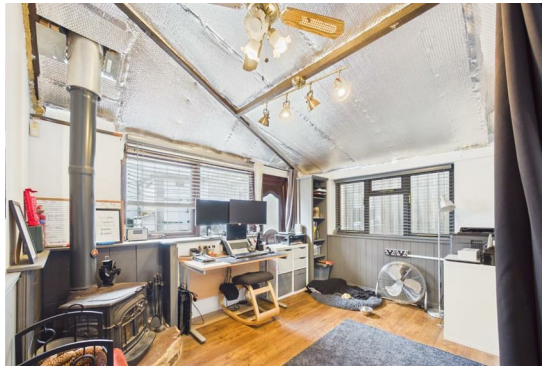
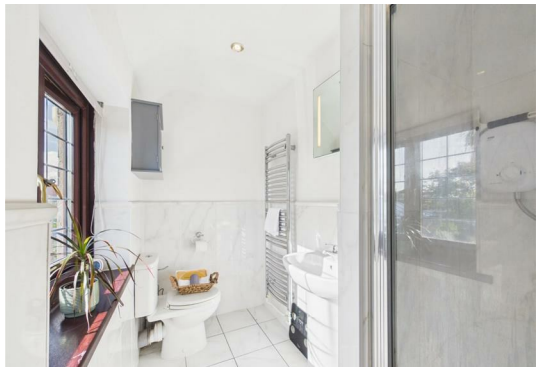
As you enter, you are welcomed by an inviting entrance porch that leads to a snug/dining room with wood burner, a cosy living room with wood burner, and a bright conservatory, all of which provide ample space for relaxation and entertaining. The well-appointed kitchen/breakfast room, featuring an AGA, complemented by a utility room, cloakroom, washroom, a practical boot room with a pantry, and study with wood burner. The ground floor is designed for convenience and comfort, making daily living a pleasure.

Upstairs, a charming balcony off the landing offers stunning views of the landscaped garden and the rolling fields beyond, creating a perfect spot for morning coffee or evening relaxation. The three additional double bedrooms are generously sized with master ensuite shower room, while the family bathroom provides modern amenities.

The property boasts a double gated driveway with extensive parking, making it ideal for families with multiple vehicles. The beautifully landscaped gardens, including a secret garden to the side and a rear garden, provide a serene outdoor space for children to play or for hosting summer gatherings.

For those with hobbies or a penchant for outdoor living, the property features a detached double garage, a further larger than average detached drive through garage, an L-shaped outbuilding (currently used as a gym), a portacabin office space, a chicken coop, and a pool room complete with a heated swimming pool and its own changing room and shower. This unique offering combines the charm of a countryside cottage with the practicality of modern living, making it a truly exceptional home. An internal inspection is strongly advised to appreciate all the property has to offer.






Entrance Porch
Stone built porch with wooden door, further double glazed door into

Snug/Dining Room
23'11" x 10'
Two double glazed windows to the front, log burner in brick surround with display cabinet and shelved alcoves, feature wooden beams, two radiators, door into kitchen, further door into

Kitchen/Breakfast Room
15' x 11'1"
Double glazed windows to the front and side, fitted kitchen with wall, drawer and base units, work surface over, 1.5 sink with mixer tap, part tiled splash backs, Aga stove, space for electric range cooker, integrated dishwasher, space for American style fridge/freezer, beamed ceiling, radiator, stone flooring, door into boot room and door into

Utility Room
6' x 4'2"
Double glazed window to the rear, floor mounted boiler, shelving, plumbing for washing machine work surface over.

Wash Room
5'10" x 4'6"
Double glazed window to the rear, 1.5 sink unit, base unit with work surface over, space for tumble dryer, door into

Cloakroom
White WC, vanity wash hand basin, wood effect flooring

Boot Room
8'8" x 5'6"
Double glazed door to the front, wood effect flooring, radiator, opening into pantry 5'6" x 3' with shelving double glazed windows to the front and side.

Study
11'10" x 8'10"
Double glazed windows and further glazed window, double glazed door to the rear, polycarbonate roof, wood burner, radiator, wood effect flooring.

Inner Hallway
Stairs to 1st floor, with storage cupboard under door into

Lounge
18'3" x 13'9"
Double glazed French doors with double glazed side panels, opening to the conservatory, log burner with stone surround, mock beamed ceiling, radiator, projector and screen.

Conservatory
11'7" x 9'9"
Double glazed construction on dwarf wall, with polycarbonate roof, Double glazed French doors leading out to the garden, tiled flooring.

1st Floor Landing
Double glazed French doors opening to a balcony overlooking garden and fields to the rear, on the landing double glazed window to the side, access to loft space, doors into

Bedroom One
13'10 x 9'8"
Double glazed window to rear, overlooking fields, wardrobes, radiator, door into

En-Suite
Double glazed window to the rear, tiled shower cubicle, WC, pedestal wash hand basin, part tiled walls, tiled flooring, heated towel rail, ceiling spotlights, extractor fan.

Bedroom Two
10'4" x 10'
Double glazed window to the front, fitted wardrobes, radiator.

Bedroom Three
10' x 9'5"
Window to the front, fitted wardrobes, access to loft space, radiator.

Bathroom
White suite comprising paneled bath with shower extension to mixer tap over, pedestal wash hand basin, WC, part tiled walls, tiled flooring, radiator.

Outside
The enclosed front garden has double gates providing extensive parking, a pedestrian gate onto a mainly lawned area with manicured shrub, hedge and small tree borders, outside tap, a well, Pergola seating area, summerhouse, oil bunker, wood store, gated access leading to the rear garden and further gated access to a secret side garden laid to patio with covered pergola area with further gated access to a chicken run.

Enclosed landscaped rear garden mainly laid to lawn with slate pathway, patio area, shrub and plants, mature trees, pond, oil tank, green house, outside tap.

Heated Pool Room
36'11" x 16'5"
Double glazed construction with self cleaning glass roof, sliding double doors opening to the side, heated swimming pool 26'7" x 8'6", two radiators, shower room with electric shower, WC, pedestal wash hand basin and changing rooms 7'2" x 9'4" two double glazed windows to the rear, radiator, double glazed door to Pump Room double glazed door to the rear.

Through Garage/Outbuilding
17'8" x 15'11"
Double doors to the front and to the rear allowing access fully through, light and power.

L Shaped Outbuilding (Currently used as a Gym)
22'4" - 10'4" x 19'6" - 13'4"
Electric roller door, light and power courtesy door to the side.

Cabin Office Hub
15'9" x 8'
Glazed window to the front and side, electric radiator, light and power.

Double Garage
17'1" x 16'4"
Electric doors, light and power.

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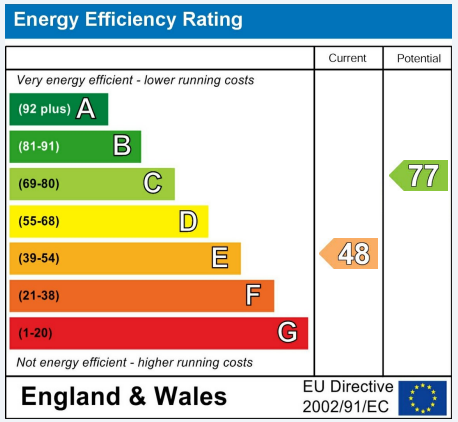
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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