



Reas Cottage, Churcham, Gloucester, GL2 8BW

OIEO £375,000

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Farr & Farr Sales Lettings 

**Reas Cottage, Churcham,
Gloucester, GL2 8BW**

OIEO £375,000

**A VERY PRETTY PERIOD COTTAGE IN NEED
OF RENOVATION FOR DEVELOPMENT IN
EXCESS IF 1 ACRE GARDENS**

Reas Cottage is a delightful period cottage, situated in a lovely position approximately 5 miles to the West of Gloucester. The property enjoys views of Churcham Church and Mayhill and is surrounded by open farmland. The level gardens, paddock and orchard are predominantly to the front and side of the property and extend to in excess of 1 acre. Internally, the accommodation comprises a main bedroom and a landing bedroom as well as a sitting room, dining room, kitchen, conservatory and bathroom. It has scope for modernisation and significant extension to create a large family home.

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STORM PORCH

Timber front door to:-

SITTING ROOM 11' 6" x 11' 3" (3.50m x 3.43m)

Large Inglenook fireplace with beam, brick backed and woodburning stove. Beamed walls. Door with staircase to landing.

DINING ROOM 8' 2" x 8' 8" (2.49m x 2.64m)

Exposed timber walls. Consumer box. Walk in shelved store cupboard.

KITCHEN 16' 1" x 6' 9" (4.90m x 2.06m)

Belfast sink set into worktops with cupboards below. Part tiled walls. Cooker, control panel. Base units with worktops and cupboards below. Spotlights. UPVC double glazed windows. Shelved larder cupboard.

UTILITY AREA

Plumbing for washing machine. Airing cupboard with lagged copper cylinder.

BATHROOM

Panelled bath with electric shower, tiled splashback and folding screen. Pedestal wash hand basin. Low level W.C. Vertical heated towel rail.

CONSERVATORY 19' 6" x 7' 0" (5.94m x 2.13m)

Vinyl floor. 3/4 glazed. Power points and light. Stable doors to either end.

FIRST FLOOR

LANDING

BEDROOM 1

11' 2" x 12' 2" (3.40 m x 3.71m)

Shelved recess. Small fireplace. Electric panelled radiator. Wardrobe cupboard. Wide timber stripped floor. Exposed beams and double glazed window.

LANDING BEDROOM 2

11' 8" x 8' 6" (3.55 m x 2.59m)

Exposed wall beams. Beautiful exposed timber flooring. UPVC double glazed window and door to:-

EXTERIOR

Gardens and grounds including orchards and paddocks extending all to in excess of 1 acre and is approached by a private lane with full vehicle access from the A40. The front gardens to the property are laid to lawn with stone and black brick path with areas of decking to side. Lawns to the rear with access to the paddock. The front is hedged or fenced. The side has multiple trees and fence or hedges. Ample parking. Outbuildings includes a lean to timber store and garden store.

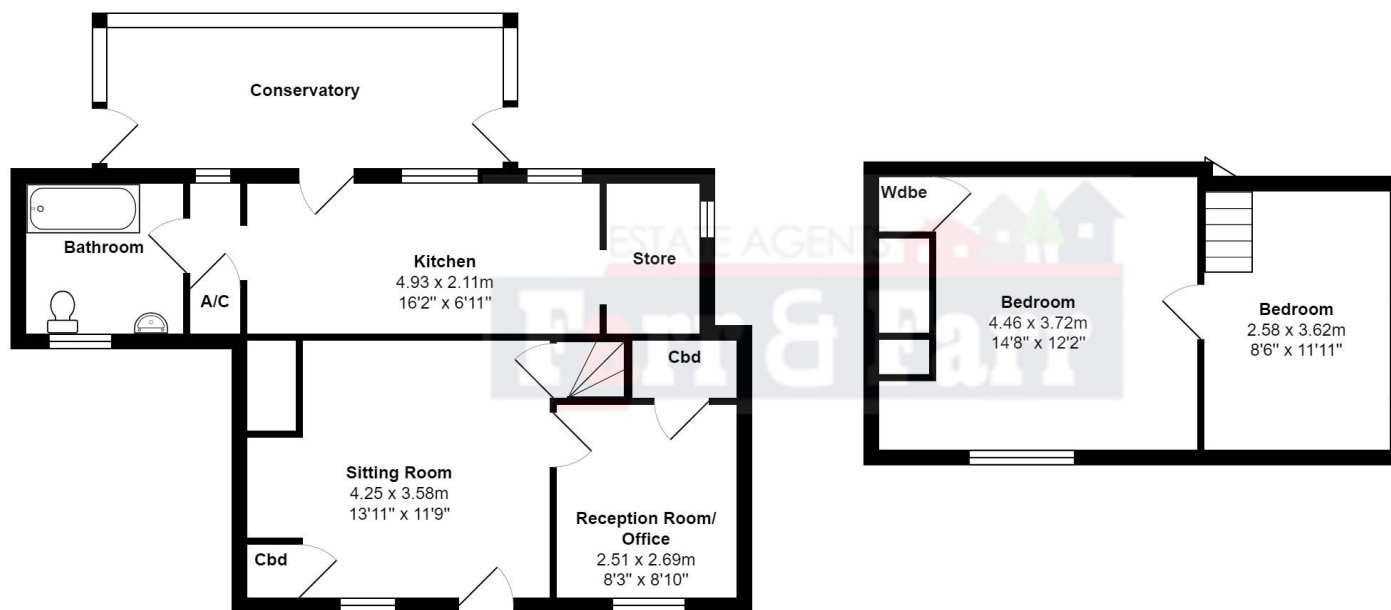
AGENTS NOTE

COUNCIL TAX: C

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		14 G







Approx Total Area: 84.0 m² ... 905 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.
This plan is for layout guidance only. Not drawn to scale, unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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