



An opportunity to finish a beautiful cottage

Bankside, Greenway Lane, Gretton, GL54 5ER

Freehold



Kitchen & breakfast room • utility • bathroom
• living room • two further rooms • 2 bedrooms
• detached garage with carport • garage store and first
floor ancillary accommodation • private parking • garden

Mileages

Winchcombe 2.5 miles,
Tewkesbury 8 miles,
Cheltenham 9 miles,
Stow on the Wold 14 miles,
M5 (Junction 9) 7 miles
(All distances are approximate)

Situation

Bankside is situated at the end of a small lane in the heart of the attractive Cotswold village of Gretton. The village has an attractive mixture of property styles together with a primary school and well regarded Royal Oak Pub. Day to day shopping is found in Winchcombe with more comprehensive regional shopping in Cheltenham and Evesham. High Speed trains from Cheltenham & Gloucester reach Paddington in as little as 2 hours 10 minutes and the M5 jcn 9 about 7 miles to the west of Gretton, gives good access to the West Country and the Midlands. The area offers further leisure activities with country walks along the Cotswold Way, Winchcombe Way and Bredon Hill.

Description

Bankside is an attractive Grade II listed half-timbered period cottage with thatched roof and well-designed contemporary extension. The property is believed to date back to the 16th Century with the contemporary extension and detached timber garage built in 2015.

The house accommodation extends to about 1282 sq ft and provides an exciting opportunity to renovate and finish the original body of the house. The contemporary extension, which accommodates the kitchen & breakfast room, utility and family bathroom is already in a completed state.

There are two points of access which are via the new section and the original living room.

The living room dominates the ground floor of the original cottage with two further smaller rooms beyond.

At first floor level there are two bedrooms and a cloakroom which has the potential to install a bath / shower room subject to listed buildings consent. Interior features of the original section include quarry tiled flooring, exposed beams, an inglenook fireplace and exposed Cotswold stone walls.





Outside

Bankside is situated at the end of a quiet lane with open fields beyond. The property has private parking for 3-4 vehicles together with a detached timber framed garage featuring carport and garden store. At first floor level is a studio of about 372 sqft enjoying elevated rural views.

The property enjoys a mature garden with large lawned area and well stocked borders. Gravelled pathways with flagstone slabs give access to both sides of the house.

Beyond the property and to the south are open fields with a restricted byway leading to countryside walks.

Services

Mains water, electricity and drainage. Mains gas central heating.

Local Authority

Tewkesbury Borough Council

Directions (GL54 5ER)

Upon entering the village of Gretton from Winchcombe, carry on past the Royal Oak pub for another 500 meters and Greenway Lane is found on your left hand side. Bankside is found at the top of Greenway Lane with the driveway and parking to the side of the timber garage.

Viewing

Strictly by appointment with Savills.



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Approximate Area 119.1 sq m / 1282 sq ft

Annexe 34.6 sq m / 372 sq ft

Total 153.7 sq m / 1654 sq ft

Including Limited Use Area (9.2 sq m / 99 sq ft) (Including Annexe)



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