



# Charming semi detached cottage

**Goose Cottage, 16a The Green, Norton, GL2 9LP**

Freehold



Sitting/dining room • fitted kitchen • ground floor shower room • bedroom • useful large landing • Off road parking • easily maintained garden

### Situation

Goose Cottage is situated in a lovely position in the village of Norton, an area surrounded by open countryside. Norton is almost equidistant from Gloucester, Cheltenham and Tewkesbury. The A38 gives ready access to major amenities and the M5. The village has a popular pub/eatery (The New Dawn Inn) and Primary School. Within about 7 miles is the Regency spa town of Cheltenham which offers a wide range of schools including Cheltenham Ladies' College, Cheltenham College (co-ed), St Edward's and Dean Close. As well as superb educational facilities the town is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. There are many walking and riding opportunities in the area.

### Description

Goose Cottage offers an opportunity to purchase a charming semi detached cottage, built in stone and brick with white painted elevations under a thatched and corrugated roof, believed to date from around 1750. The current owners, who have owned the property for around 30 years, live next door. At various times, family members have lived in Goose Cottage and more recently, the owners have successfully let the cottage. A new kitchen was installed in 2017 at the same

time the property was re-wired.

The accommodation is based on an enclosed porch leading to a small hallway leading to the sitting room with large fireplace and dining area. Also on the ground floor is the well fitted kitchen with window to the front overlooking the village green, and a ground floor shower room. Upstairs there is a useful large landing space with fitted cupboards leading through to the bedroom.

The property sits off the no-through village lane opposite the green and pond. To the side is gravelled off road parking. There is a small courtyard area at the rear and room at the front of the cottage for a garden table and chairs, with some well planted flower borders.

### Services

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

### Local Authority

Tewkesbury Borough Council

### Tenure

Freehold

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





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**Approximate Area** 61.0 sq m / 657 sq ft

**Including Limited Use Area** (10.4 sq m / 112 sq ft)



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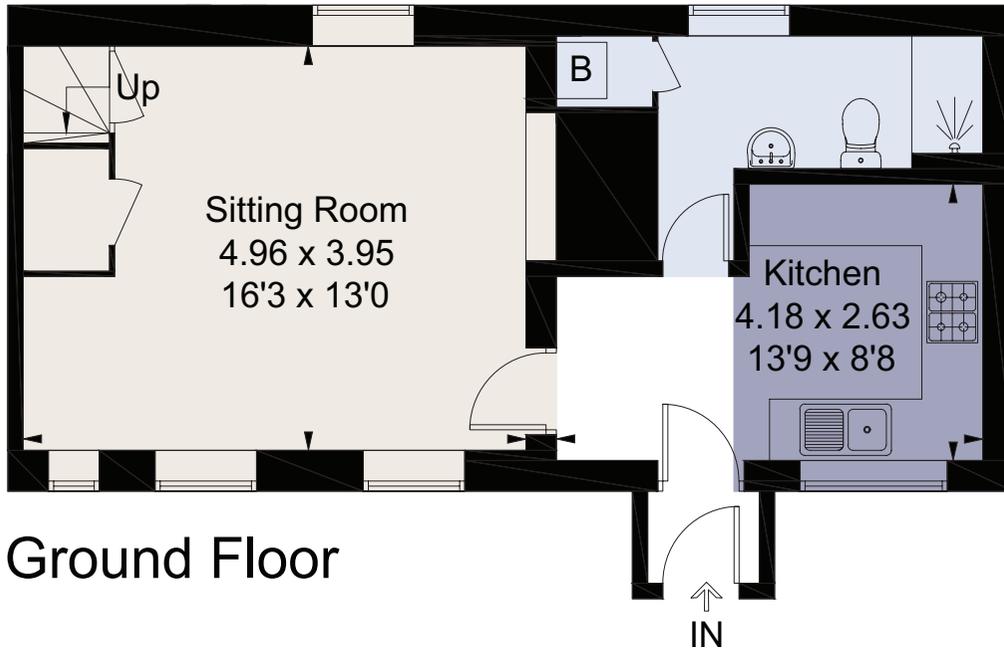
**Catherine Anderson**

Savills Cheltenham

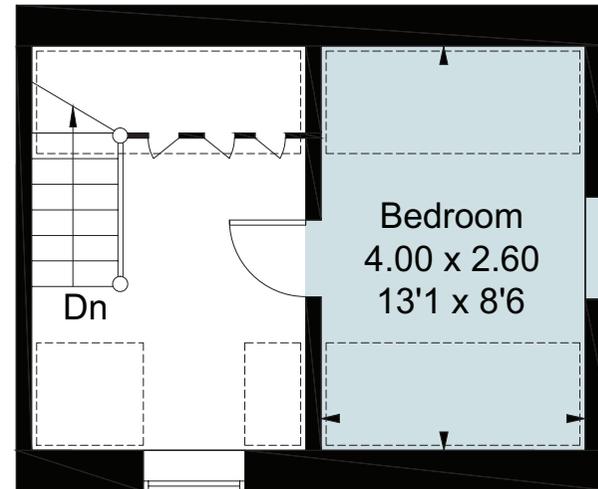
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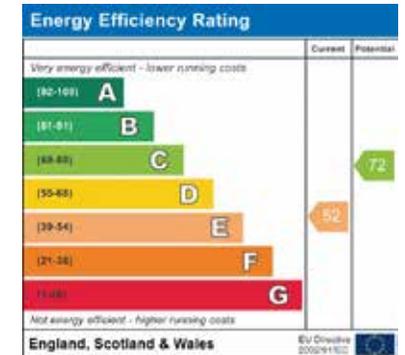
[Dashed box] = Reduced head height below 1.5m



**Ground Floor**



**First Floor**



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