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Briar Cottage Station Road, Andoversford, GL54 4LA

Guide Price £350,000



Briar Cottage Station Road

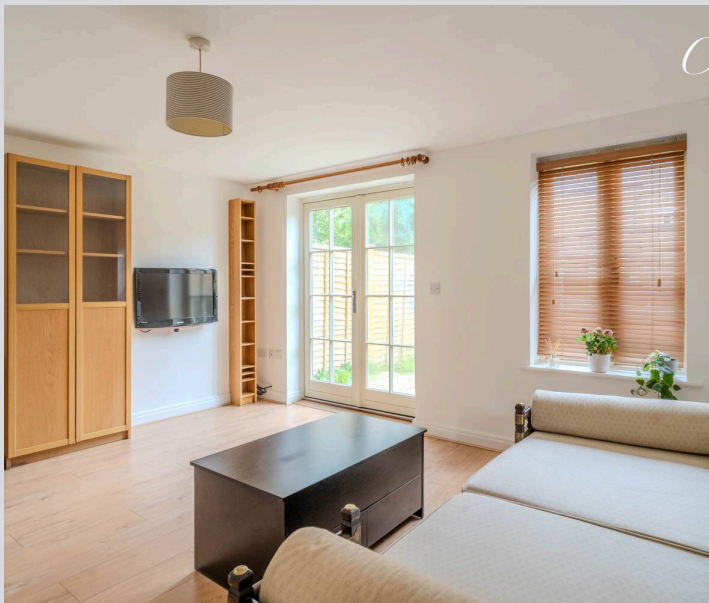
Andoversford, GL54 4LA

Charming 3-bed Cotswold stone home in Andoversford with modern interiors, garden, and parking. Ideal village setting with character features.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Onward Chain
- Stunning Cotswold Village
- Neutrally Decorated Throughout
- Attractive Three Bedroom Cotswold Stone Cottage
- Off Road Parking
- Lovely Rear Garden



Situated in the heart of Andoversford and offered to the market with No Onward Chain, Briar Cottage is a beautifully presented three bedroom Cotswold stone home arranged over three floors.

With a pretty gated front garden, stylish contemporary interiors, and off road parking to the rear, this charming home blends character features with a modern finish in a popular village setting.

Sitting Room: This lovely reception space is laid with wood flooring and neutrally decorated to create a calm and comfortable living area. French doors open directly onto the rear garden, providing a natural connection between indoor and outdoor living. From the sitting room, a door leads through to the kitchen and dining room.

Kitchen and Dining Room: Positioned at the front of the home, the kitchen and dining space is both contemporary and inviting. The kitchen area is fitted with dark wood worktops, white glass cabinetry with chrome handles, and an electric ceramic hob. A front facing window looks out over the attractive garden, bringing in plenty of natural light. The dining area offers space for a dining table, perfect for everyday meals or relaxed entertaining.

Bedroom One: Located at the rear of the property, this well sized double bedroom is carpeted and neutrally decorated, with views over the garden.

Bedroom Two: A further double bedroom positioned at the front of the property, **carpeted** with a **built in wardrobe** and finished in neutral tones.

Bedroom Three: A large double bedroom featuring built in storage and eaves storage, offering excellent practicality without compromising on comfort. The room is well lit and private, making it a perfect main bedroom or guest retreat.

Bedroom Three Ensuite: This stylish ensuite shower room includes a tiled walk in shower with chrome finishings, WC, wash basin, and contemporary tiled flooring. Bright and well designed, it offers a luxurious feel.

Bathroom: The main family bathroom includes a bathtub with wood panel surround, tiled walls, and a mirrored cabinet above the sink. The layout is clean, functional and ideal for everyday use.

Garden and Parking: To the front, a pretty gated garden is laid with paving stones leading to the front door and framed with mature planting. The rear garden features a small patio area, a central lawn, and rear access to the parking area, where two off road parking spaces are available at the rear of the property.

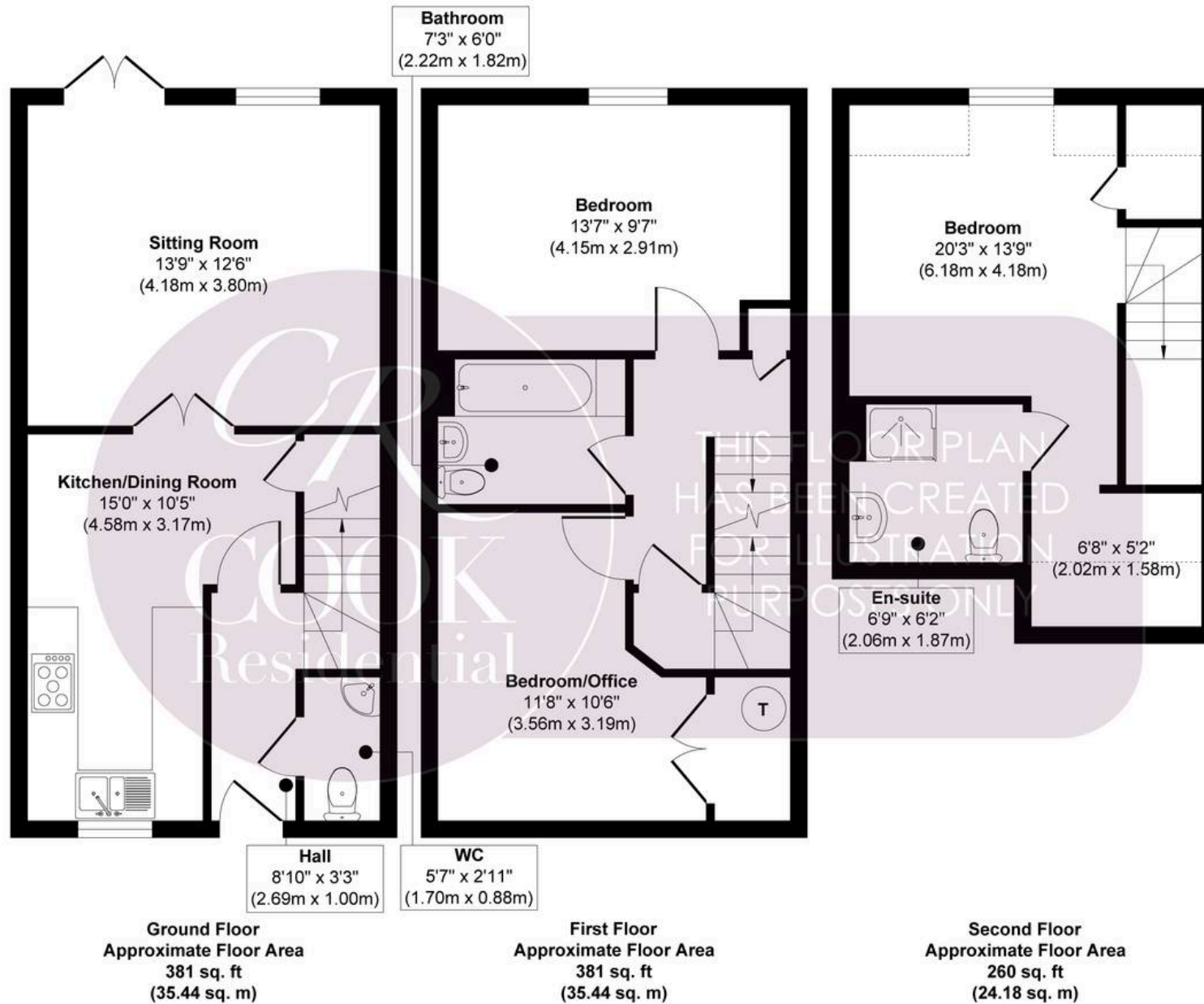
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Agents Note: This property does not have GCH.

Location: Briar Cottage is situated on Station Station in the sought-after village of Andoversford. Surrounded by beautiful Cotswold countryside, the village offers a peaceful rural feel with convenient access to Cheltenham, great local amenities, and commuter links including the A40 and A436.

All information regarding the property details is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Approx. Gross Internal Floor Area 1022 sq. ft / 95.06 sq. m

Produced by Elements Property



Cook Residential

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