

Vicarage Lane, Brockworth, Gloucester, GL3 4EY

Gloucester

Offers in the Region of

£425,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Discover a unique blend of historical charm and contemporary comfort in this beautifully restored, detached period cottage, dating back to the mid-late 1800s, located in the desirable Brockworth area. This property stands as a rare example of its era in the vicinity, offering a distinctive home offering high quality finish with particular attention paid to retaining, preserving and highlighting period features.

Step inside to an inviting open-plan living space, where modern features seamlessly complement stunning character details. The heart of the home is an attractive fitted kitchen, boasting solid wood worktops and providing a perfect hub for daily life and entertaining.

Upstairs, you will find three comfortable bedrooms and a high-quality main bathroom, designed with both style and functionality in mind. For added convenience, the ground floor benefits from a useful WC and utility area.

Externally, the cottage truly shines with a substantial large garden to the rear. This generous outdoor space begins with an initial gravelled and patio area, perfect for alfresco dining or relaxing, before extending into a lovely lawned section offering ample room for enjoyment. The front of the property provides convenient driveway parking.

This charming cottage is offered for sale with no onward chain and offers a wonderful opportunity to own a piece of local history, thoughtfully updated for contemporary living. Quote ref DH0109 on calling to arrange your viewing.

(Please note some images have been furnished using AI and are indicative images only)











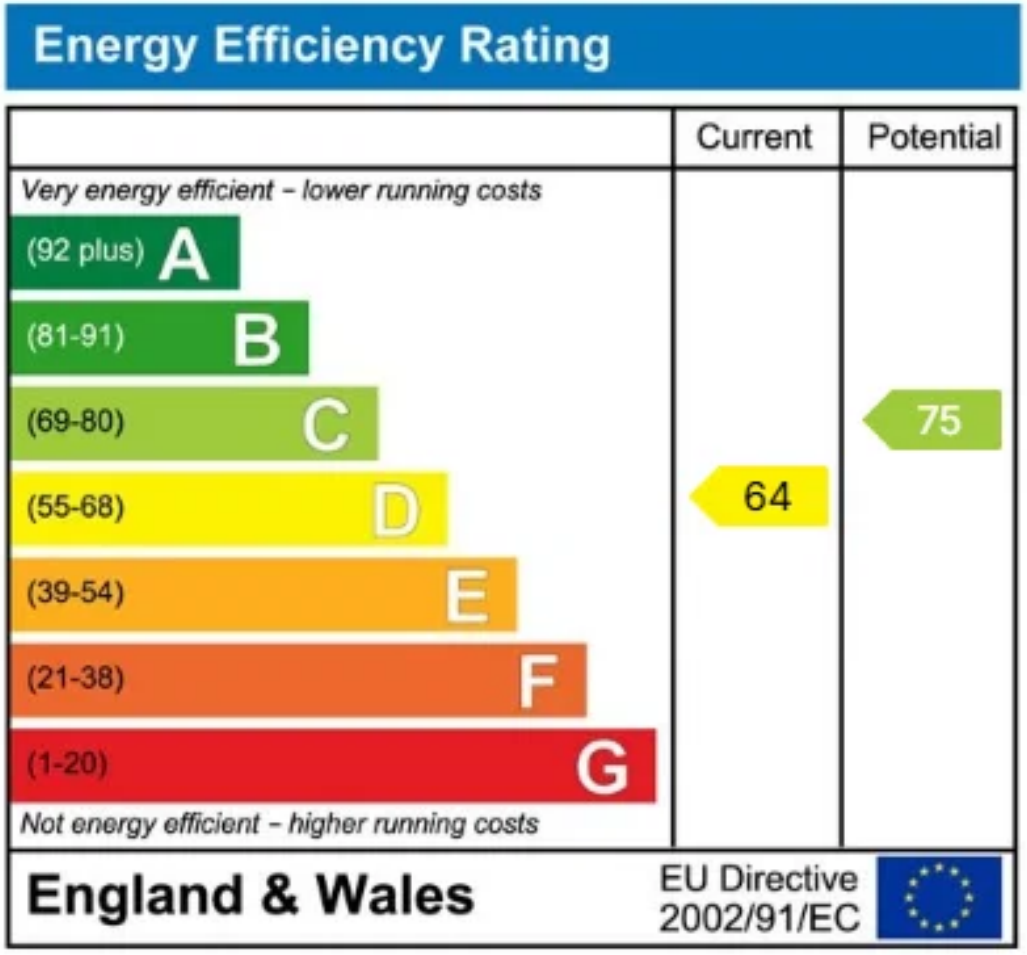




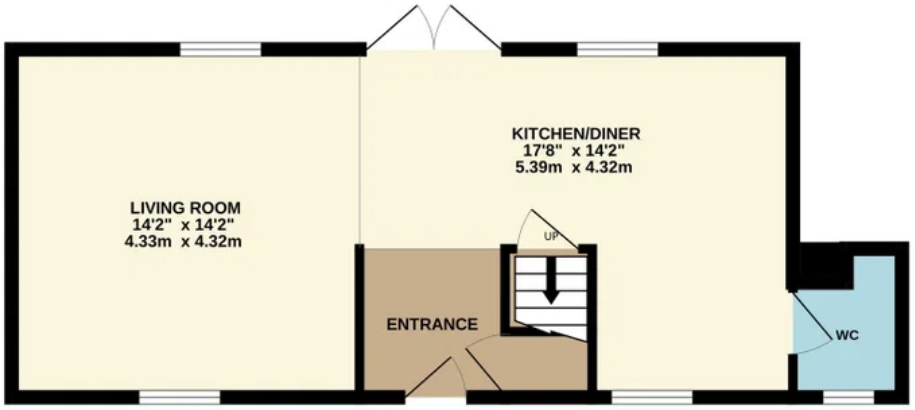




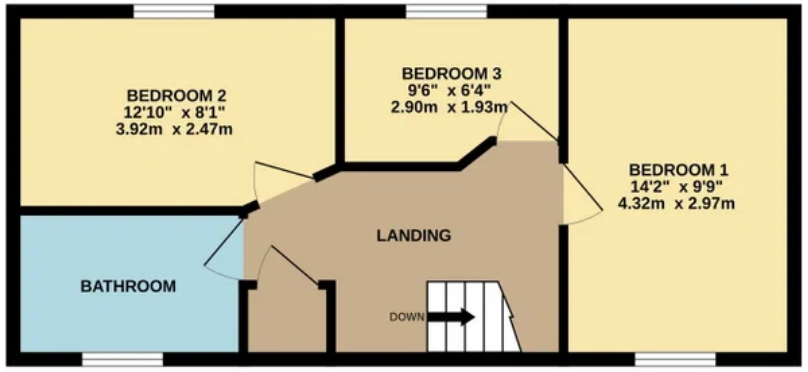



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
75
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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