



WILLOW COTTAGE

53 GRETTON ROAD, GOTHERINGTON, GLOUCESTERSHIRE GL52 9QU

## THE COTTAGE

Situated with gardens and grounds extending this delightful four bedroom detached Grade II Listed house also offers a detached annexe and formal garden located within a popular and sought-after Cotswold village just 6 miles to the north of Cheltenham.

### LOCATION:

**what3words:** ///slope.dormant.diplomas

- Grade II Listed
- 4 bedroom cottage
- Detached Annexe - an ideal serviced let
- Large garden with rural outlook
- Ample parking
- Gas central heating
- Rear plot 37m x 37m
- Consent for new garage block
- PLEASE ENSURE YOU READ PARTICULARS BEFORE BOOKING VIEWING
- PLOT BEING RETAINED AT REAR HENCE PRICE

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SALES & LETTINGS

### Cheltenham Office

48 Andover Road, Cheltenham, Gloucestershire, GL50 2TL

T: 01242 241122

E: [post@readmaurice.co.uk](mailto:post@readmaurice.co.uk)





## A QUINTESSENTIAL COTSWOLD HOME

Tucked away in the heart of a sought-after Cotswold village, this enchanting thatched residence exudes charm and character. Believed to date back several centuries, the home is Grade II listed and constructed of mellow Cotswold stone, with later additions providing generous and adaptable accommodation across two floors. Approached via a private driveway leading to ample parking, the cottage is set behind mature hedging and nestled within wonderfully private gardens. A detached annexe offers versatile ancillary accommodation, ideal for guests, extended family, or as a home office.

## ACCOMMODATION

The interiors are rich in period detail, seamlessly blended with modern touches to create a warm and welcoming home. A stunning drawing room with vaulted ceiling, exposed Cotswold stone walls, and views over the garden sets the tone for the property. The sitting room and study both feature large inglenook fireplaces with wood-burning stoves, perfect for relaxed evenings. The kitchen is the heart of the home, fitted with a range of cabinetry, a traditional range cooker, integrated appliances, pantry, and a breakfast bar. This space opens through to the dining room, with French doors providing direct access to the garden – ideal for entertaining in the warmer months.

A generous utility room with fitted units, appliances, and a cloakroom adds further practicality, while a boot room offers useful storage after country walks. Upstairs the four bedrooms are generous and most have bespoke wardrobes and delightful garden views. All are served by two stylish bath/shower rooms.

## THE ANNEXE

Detached from the main house and offering excellent privacy, the annexe comprises a sitting room, bedroom, shower room, and space allocated for a kitchenette if desired. This flexible space is ideal as a holiday let, studio, or for independent living.

## GARDENS & GROUNDS

The rear garden to a newly planted beech hedge is 37m x 37m. The mature rear garden is a particular highlight, filled with colour and character. Stocked borders, flowering shrubs, and a range of established trees create a tranquil haven and a true sense of seclusion.

## PLANNING PERMISSIONS AND CONSENTS

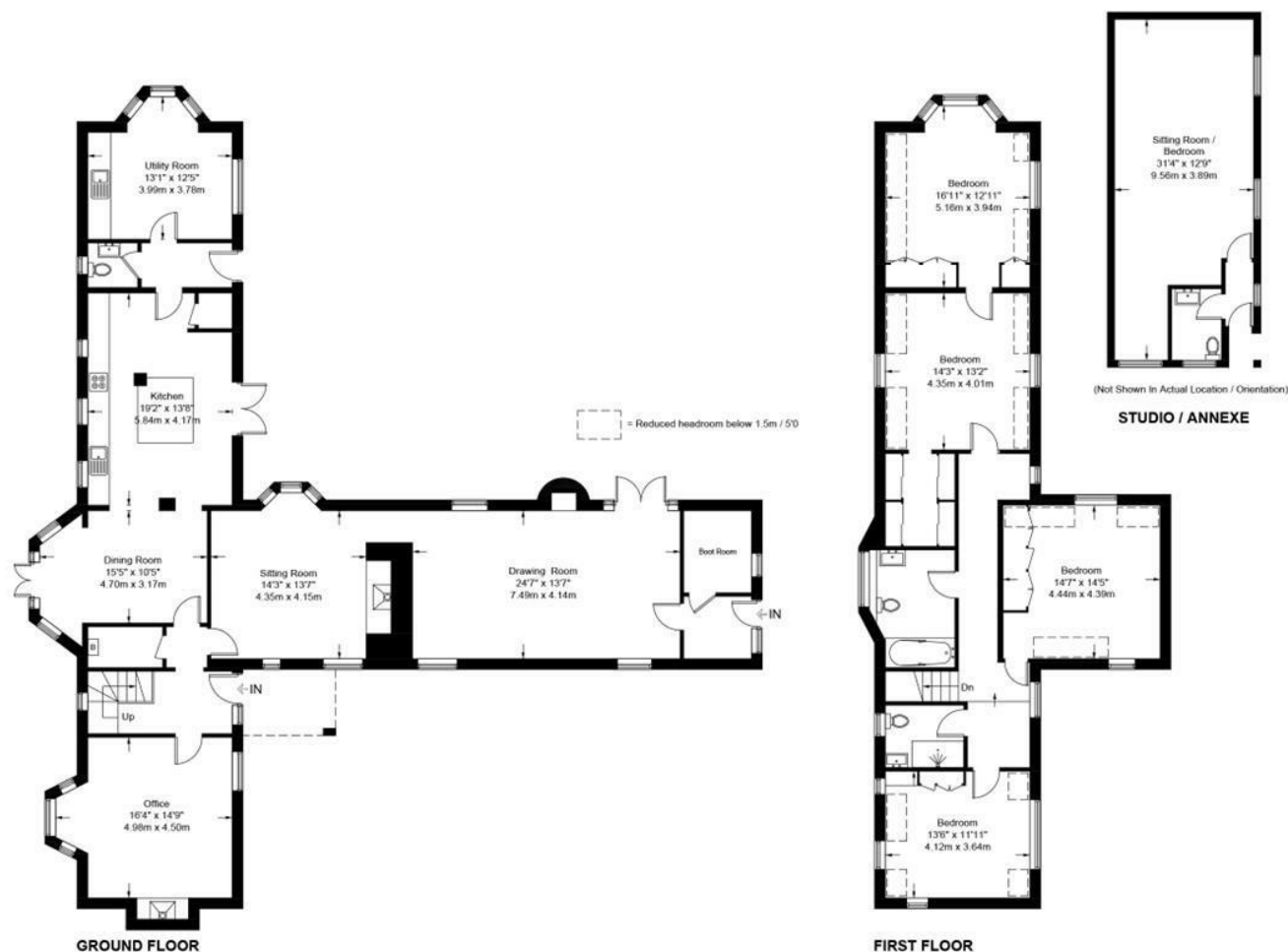
Outline planning permission has been granted for the erection of a new garage block.







**AGENT NOTE:** Particulars updated 20.01.26 with the removal of the double garage and amended area as previously shown 16.01.26



Approximate Gross Internal Area = 2814 sq ft / 261.4 sq m

**Council:** Tewkesbury  
**Council Tax band:** G  
**Tenure:** Freehold  
**Property reference number:** 19317598  
**EPC:** Exempt due to listing  
**Services:** Mains water, electric and gas.  
**Drainage:** Mains drainage

Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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