



Ashmead Farm Cottage,
Ashmead, Coaley, Gloucestershire, GL11 5EN

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Exceptional period home, sympathetically extended and set in a private rural location on the edge of Coaley, with beautiful gardens, a detached double garage and a spacious two-bedroom annex

- Charming Cotswold village location set amidst beautiful rolling countryside
- Situated within an Area of Outstanding Natural Beauty
- Exceptional country residence dating from circa 1740
- Private rural setting on the edge of Coaley
- Sympathetically extended
- Elegant oak-framed garden room
- Wealth of original features
- Generous gardens and detached double garage
- Spacious two-bedroom annexe

Asking Price
£1,100,000

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Description

An exceptional country residence, with origins dating from circa 1740, beautifully combining period character with thoughtfully designed contemporary additions. Occupying a delightful rural setting on the edge of Coaley within an Area of Outstanding Natural Beauty, the property enjoys an enviable degree of privacy, generous landscaped gardens, a detached double garage and a substantial two-bedroom annexe.

Originally a charming period cottage, the property has been sympathetically and imaginatively extended over the years. The addition of an in keeping two-storey extension and an elegant oak-framed garden room has transformed the original cottage into a truly outstanding family home, whilst preserving its inherent charm and architectural integrity.

Throughout the house, a wealth of original features—including exposed timbers, oak joinery and carefully retained period details—combine seamlessly with high-quality modern enhancements. These include energy-efficient solar panels and well-considered contemporary finishes, creating a home that is both characterful and practical for modern living.

Beautifully presented throughout, this is a rare opportunity to acquire a distinguished country home offering timeless appeal, versatile accommodation and an exceptional lifestyle in one of the area's most picturesque and sought-after rural settings.

Situation

Ashmead is situated in a peaceful rural position on the edge of the sought-after village of Coaley, nestled within the beautiful Gloucestershire countryside. Surrounded by rolling hills and open countryside, the area offers an exceptional setting with a strong sense of community and an abundance of outdoor pursuits.

Coaley provides a range of local amenities including a community village shop, a village hall, church, primary school and public house, while the nearby market towns of Dursley and Stroud offer a wider selection of shops, cafés, restaurants and everyday facilities. The surrounding countryside provides excellent walking, cycling and riding opportunities, with the Cotswold landscape and Area of Outstanding Natural Beauty close at hand.

The location is well placed for access to Bristol, Cheltenham and Gloucester, with convenient road and rail connections, making it an ideal combination of peaceful country living and accessibility.

Accommodation

An impressive oak-framed entrance porch provides a fitting introduction, opening into a welcoming dining hall that serves as the heart of the home. Rich in character and atmosphere, the dual-aspect sitting room enjoys an abundance of natural light and centres around an attractive fireplace with wood-burning stove.

The bespoke kitchen has been designed with both practicality and style in mind, featuring a range of cabinetry, a central island and granite work surfaces. The kitchen flows effortlessly into a striking oak-framed garden room, where vaulted glazing frames beautiful views across the landscaped gardens, creating a seamless connection between the house and its surroundings.

Further ground floor accommodation includes a utility room, cloakroom and a versatile study. Positioned beneath the main bedroom accommodation, the study offers an ideal home-working environment and provides private access via a staircase to the principal suite.

Occupying its own dedicated wing, the principal bedroom suite offers a peaceful retreat, comprising a double bedroom, a well-appointed dressing room and an en-suite shower room.

Two further double bedrooms are located within the main house, one enjoying a Juliet balcony overlooking the gardens. These are served by a family bathroom, fitted with both a bath and separate shower.

Annexe

The property package is further enhanced by the inclusion of a detached two-bedroom annexe, providing superb ancillary accommodation with excellent versatility. Ideal for multi-generational living, guest accommodation, an independent holiday let (stp) or home-based business use, the annexe offers privacy and independence from the main residence.

Thoughtfully arranged, the accommodation comprises an open-plan kitchen and dining room, two bedrooms and a shower room on the ground floor. Occupying the first floor is a sitting room, a light-filled and comfortable living space with an elevated outlook over the surrounding grounds.

Outside

Ashmead Farm Cottage is set within beautifully established gardens and grounds, which have been lovingly cultivated and meticulously maintained to create a truly delightful setting.

The gardens offer an exceptional degree of privacy, with carefully arranged areas for relaxation, entertaining and enjoying the surrounding countryside. Lawn is complemented by well-stocked borders and attractive seating areas.

To the rear, the property enjoys delightful open-aspect views across the adjoining countryside, creating a stunning backdrop.

Tenure

Freehold.

Local Authority

Stroud District Council. Council Tax Band E
EPC rating Annex – D and House - C

Services

House - Oil central heating, mains electricity, water and private drainage to a water treatment plant.

Annex – Central heating from bottled gas.

Ref: WER260078

Date: July 2026

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. I00003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Ashmead Farm Cottage, Ashmead, Cam, Dursley, GL11

Approximate Area = 2029 sq ft / 188.5 sq m (excludes void)

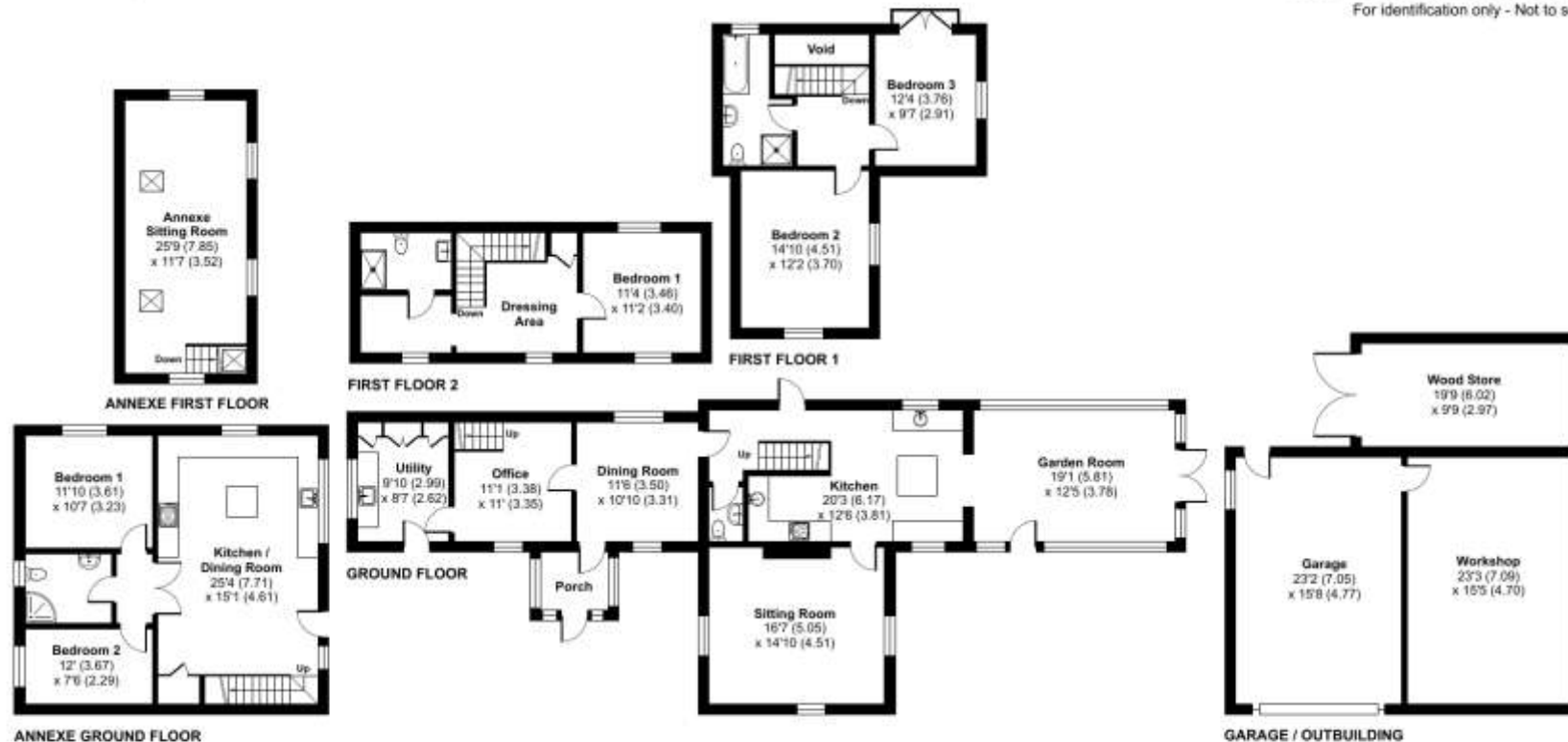
Annexes = 997 sq ft / 92.6 sq m

Garage = 734 sq ft / 68.2 sq m

Outbuilding = 192 sq ft / 17.8 sq m

Total = 3952 sq ft / 367.1sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for DJ&P Limited. REF: 1479507.