



BRIARS COTTAGE

20 Elkstone, Cheltenham, Gloucestershire GL53 9PB

MOORE ALLEN
& INNOCENT



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An exceptional period home set within an idyllic Cotswold valley, enjoying far-reaching open views, extensive rear gardens, and highly flexible accommodation.

GUIDE PRICE
£1,000,000



Originally three separate cottages, the property has been thoughtfully combined to create over 2,600 sq. ft. of versatile living space. The end cottage offers the potential for independent use, making it ideal for guest accommodation or as a source of rental income.

The property is nestled within a charming rural village, known for its strong sense of community and local amenities, including Ekstone Studios, Knead bakery café, and the popular destination pub, The Green Dragon.

Blending character with modern efficiency, the home benefits from the installation of an 18-panel solar energy system.

Set within approximately half an acre, the gardens enjoy a high degree of privacy, an elevated position with open views, and a variety of outbuildings. A superb south-facing summer house provides the perfect space for a home office or peaceful retreat.

A driveway leads to a garage, above which is a bedroom with en-suite, accessed via an independent staircase. This space connects seamlessly to the main house via a conservatory, offering excellent additional accommodation.

At the heart of the home is a well-appointed kitchen flowing through to a dual-aspect dining room. The ground floor further benefits from two additional reception rooms, a utility room, kitchenette, and cloakroom, offering both practicality and flexibility.

Upstairs, the generous principal bedroom suite features an en-suite shower room, complemented by four further bedrooms served by two bathrooms.

A truly individual and much-loved home, offering character, space, and versatility in a beautiful rural setting.





Services: Mains electricity and water are connected to the property. Private drainage system located opposite in field. Oil fired heating feeding radiators to the majority of the property. Solar Panels with 9.7kw battery. Broadband & Mobile signal checker via www.ofcom.org.uk.

Outgoings: The property has been placed in Band 'F' for Council Tax purposes; charges 2026/27 £3337.00.

EPC: E (50).

Local Authority: Cotswold District Council, 01285 623000.

Tenure: Freehold with vacant possession upon completion.



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DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2016

