

FOSSE LODGE

Beech Pike, Elkstone, Gloucestershire GL53 9PL



MOORE ALLEN
& INNOCENT

FOSSE LODGE

£595,000

Beech Pike

Elkstone

Gloucestershire

GL53 9PL

A substantial period house providing well-balanced accommodation and enjoying far reaching views of the Cotswold landscape to the rear.

The property has been sympathetically restored, enhancing the character features and blending with modern design finishes to create a very comfortable living environment. The result is impressive; a beautifully presented home, completed with great attention to detail and decorated throughout with a neutral palette, the light modern interior is further enhanced by the high ceilings.

The accommodation totals 2,263 sq ft and offers flexibility arranged over three floors.

There is easy parking to the front on this no-through road. The central front door is accessed at first floor level, opening into the hallway. On either side are two well-proportioned reception rooms both with original fireplaces and built-in storage, currently utilised as a home office and a bedroom. Situated to the rear is a stunning living room enjoying a triple aspect, with full length windows and restored shutters and a door opening out on to a balcony, affording wonderful views. Original wooden floorboards add to the character of the room along with the fireplace housing a wood burning stove.

The family bathroom is a very generous room, the centrepiece being a freestanding Sottini bath, also Lefroy Brooks XO double basin table unit. The neighbouring room is a contemporary design wet room with Starck1 close-coupled toilet.

To the ground floor, a hallway with original flagstone floor flows into the open Plan kitchen/diner; a very sociable space that also accommodates soft seating area. The fitted kitchen is a very crisp design where gloss black units are complemented by Italian Carrara marble worktops. A central island houses the sink and provides a casual dining area. Integrated dishwasher, microwave and pewter grey aga. The dual aspect dining area is flooded with light and enjoys views across the garden and beyond.



There is further flexibility to the ground floor provided by an additional reception room currently used as a home office. Also a separate W/C and large utility room with Belfast sink, fitted unit and plumbing for washing machine and dryer. To the side an extended garden room with three velux rooflights.

To the second floor two generous double bedrooms with period fireplaces and landing with built-in storage.

The rear garden is laid to lawn, the perfect location from which to enjoy the open views. The lawn extends to the side of the property where there is a pond, terraced lawn and mature planted borders. There is an original well in the garden with original cast-iron pump.

Property Information

SERVICES

Mains water, electricity are connected to the property. Private drainage system and oil fired central heating. EPC Band 'E'.

OUTGOINGS

Council tax band 'F' 2020/21 £2,558.74.

LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

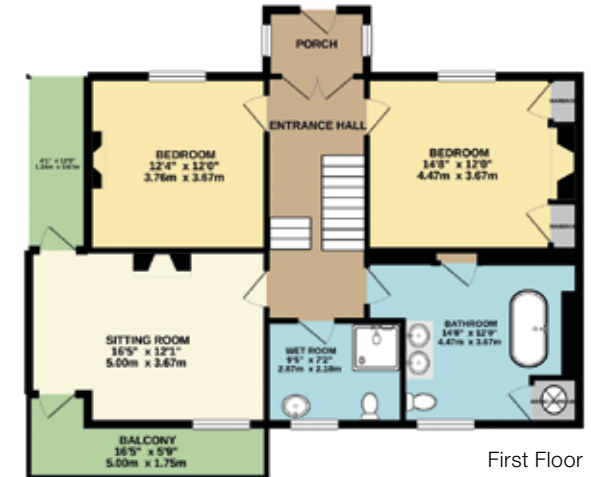
TENURE

Freehold offering vacant possession upon completion.

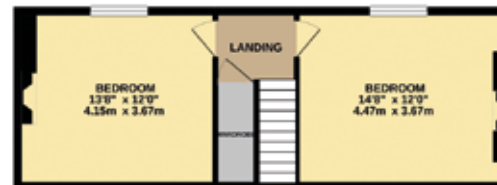




Ground Floor
Approx Floor Area 89.7 SQ.M (965 SQ.FT.)



First Floor
Approx Floor Area
82.7 SQ.M (890 SQ.FT.)



Second Floor Approx Floor Area
37.9 SQ.M (408 SQ.FT.)

Total Approx Floor Area
210.3 SQ.M (2263 SQ.FT.)



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DISCLAIMER

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