

6 YOUNGS ORCHARD, BRIMSCOMBE



6 YOUNGS ORCHARD, BOURNE LANE, BRIMSCOMBE, STROUD GL5 2RU

A DETACHED COTSWOLD STONE FAMILY HOME SET IN 0.28 ACRES, WITH WOODLAND VIEWS, A MAGNIFICENT TERRACE AND VERSATILE ACCOMMODATION INCLUDING A STUDIO/GUEST SUITE.

The property

A substantial Cotswold stone detached family residence, occupying a generous plot of just under one third of an acre and enjoying woodland views to the front. Set on a private no-through road, the property offers versatile three-storey accommodation, including a useful studio/guest suite. The principal living space is on the first floor, opening onto a magnificent rear terrace, an exceptional space for entertaining and enjoying the garden.

External steps lead to the open-canopied porch and reception hall. Double doors open into the dining room, with a further set leading into the elegant sitting room. Both rooms have French doors onto the terrace. The dining room and hall have wooden flooring, while the open-plan kitchen is tiled and is fitted with storage, oak worktops and a breakfast bar, together with

integrated hob, extractor, fridge/freezer, dishwasher, twin ovens and microwave. A door leads to the side. The elegant sitting room features a Cotswold stone fireplace and hearth with inset wood-burning stove, with windows to the front and side. A cloakroom and home office complete this floor.

Upstairs are four bedrooms and the family bathroom. The principal bedroom has an en-suite, while the bathroom has a freestanding bath and separate shower. The front-facing bedroom enjoys views towards the woodland, while the rear bedrooms overlook the terrace and garden.

The ground floor provides the flexible studio/guest suite, double garage with electric up-and-over door.

ACCOMMODATION

*2278 sq.ft in total • Studio/Guest Suite • Three Reception Rooms • Kitchen
Four Bedrooms (one with ensuite) • Family Bathroom • Cloakroom*

PROPERTY INFORMATION:

The property is held on two titles, both subject to covenants. Please ask for further information.

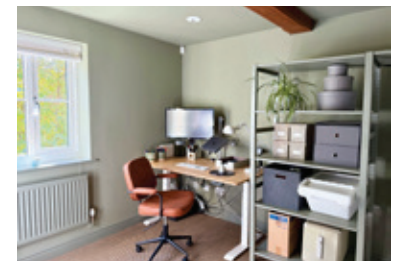
Private Road: Agreements are in place to contribute towards maintenance.

Heating: Gas central heating and wood-burning stove.

Parking: Double Garage and two parking spaces.

Ofcom: Broadband - Superfast
Mobile Coverage - Good.

The trees opposite are subject to Tree Preservation Orders.





Situation

Brimscombe is situated in the valley between Stroud and Cirencester, on both sides of the A419 and surrounded by beautiful rolling hillside countryside. The village is home to a general store, Felt Café, Stroud Brewery and The Ship Inn, a popular local pub, with further amenities available in nearby Stroud.

Brimscombe Port, once an important centre during the Industrial Revolution due to the canal system, remains an interesting feature of the area. Stroud and Cirencester are both easily accessible, offering a wide range of shops, supermarkets, farmers' markets, schools and recreational facilities.

The surrounding countryside provides excellent opportunities for walking and outdoor pursuits. For commuters, mainline railway services are available from Stroud and Kemble, providing connections to London Paddington.

WITHIN EASY REACH...

Stroud Train Station 2.9 miles

Cirencester 12.2 miles

Tetbury 11 miles

Cheltenham 16.4 miles

Gloucester 12.4 miles

All distances are approximate





Outside

The land is held across two titles; plans are available to clarify the extent of the plot. The property owns a strip of land and the driveway to the front, and the natural bank to the side. There is an integral double garage and parking for two cars, and a small gravelled seating area.

A side gate with steps leads up to the enclosed rear garden and the magnificent, secluded paved and decked walled terrace. A real highlight, this stunning private space provides generous room for seating, relaxing and dining with family and friends and is home to a hot tub. Beyond is a level lawn, with contemporary steps leading to a further level lawn above the terrace. Mature trees and shrubs add interest, with areas ready for further planting. There is also a wood store and garden shed. Two trees in the rear garden are subject to Tree Preservation Orders.

OUTSIDE

*0.28 Acres in Total • Integral Double
Garage measuring 23'1" x 16'2"
Superb Terrace • Landscaped Gardens*



Useful Information

Tenure: Freehold.

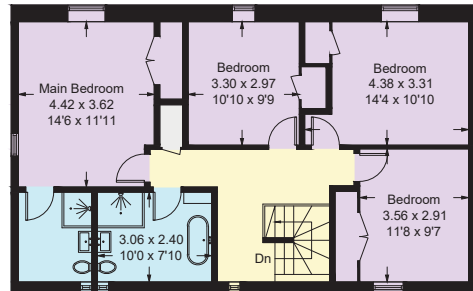
Postcode: GL5 2RU.

Viewing: Strictly by appointment through Whitaker Seager.

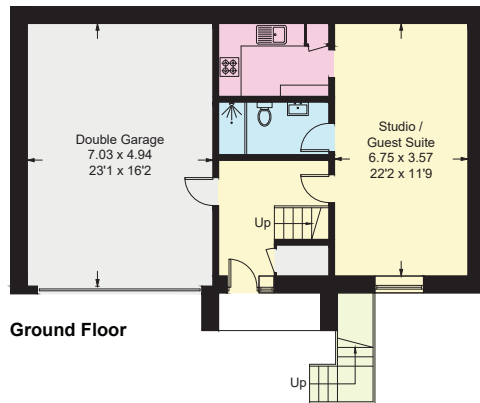
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band F and EPC Rating C.

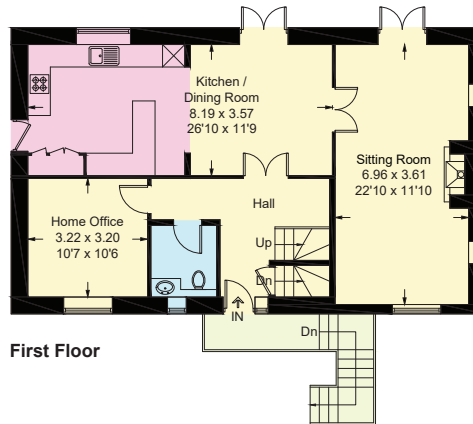
Approximate Gross Internal Area = 211.7 sq m / 2278 sq ft
 Double Garage = 34.9 sq m / 376 sq ft
 Total = 246.6 sq m / 2654 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1338949)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

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WHITAKER
SEAGER
ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.