

HILLSIDE BRIMSCOMBE



WHITAKER
SEAGER



HILLSIDE, THE BOURNE, BRIMSCOMBE, STROUD, GL5 2TS

AN IMPOSING DETACHED FAMILY HOME WITH
A PLETHORA OF VICTORIAN FEATURES AND
PANORAMIC VIEWS ACROSS THE GOLDEN
VALLEY

The property

A rare find, this south-facing detached Victorian villa is all about the view: a sweeping 180° panorama across the Golden Valley. Inside, beautiful original details set the tone, including tiled fireplaces, built-in cupboards, a tessellated tiled hall floor and the distinctive “plunger” bath. Thoughtful upgrades add modern comfort and efficiency, with double-glazed sash windows, solar panels, an EV charger and added insulation. The ground floor is generous and welcoming, with two reception rooms and south-facing bay windows that draw in the light (one room has a wood burner for cosy evenings). To the rear, a sympathetic extension creates a standout open-plan kitchen-diner with an island and roof lantern, plus a dining area with parquet flooring, a second wood burner and French doors. Doors from the kitchen and dining space open directly to the garden for easy indoor-outdoor living. Upstairs, the accommodation is arranged over two floors, with five double bedrooms in

total. The first floor offers three bedrooms (including an en-suite) alongside the family bathroom, while the second floor provides two further bedrooms, one en-suite—ideal for guests, teens or working from home. Two head-height cellars add flexible, practical space, including a laundry area. A door leads out to a small wild garden with a pond and a covered drying area—an unexpected, tucked-away spot for a quiet moment. Below the house sits a double garage with a maintenance pit, and the driveway provides parking for three vehicles.

Broadband: Superfast available (Ofcom)

Mobile Coverage: Mainly good indoors and outdoors (Ofcom)

Parking: Driveway parking for three vehicles plus a double garage

Heating: Gas central heating and woodburners





Guide price
£845,000

- *A rare find: a south-facing, detached Victorian villa. CHAIN FREE*
 - *Breathtaking 180 degree views across the Golden Valley*
 - *Five generous bedrooms over two floors, with two ensembles and a family bathroom*
 - *Modern comfort upgrades: double-glazed sash windows, solar panels and added insulation*
 - *EPC rating: C*
 - *Stunning open-plan kitchen-diner with island and roof lantern*
 - *Two elegant reception rooms with bay windows and tiled fireplaces (one with wood burner)*
 - *Warm, characterful dining room with parquet flooring, wood burner, and French doors to the side patio*
 - *Double garage with EV charger and maintenance pit, plus driveway parking for three vehicles*
 - *Moment from Charlea Community Gardens and the Gloucestershire Wildlife Trust Nature Reserve*
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WITHIN EASY REACH...

Stroud 3 miles
Nailsworth 3.7 miles
Cirencester 10.1 miles
Cheltenham 15.8 miles

Outside

The property sits centrally within its plot in a south facing direction. To the front there is a level parking area with electric charging point and a detached double garage with power and a pit. Behind lies a garden shelter with a small kitchen garden. A gated entrance up a few steps leads to a path which forks off to the front and side entrances. The majority of the gardens lying to the rear and side are walled. They are made up of a sloping lawn, a patio directly accessed from the dining room with a further raised sun terrace at the rear approached by steps with a pergola over; a perfect place to entertain and enjoy the view. The original outside 'lav' is now a useful tool shed. The door to the cellar is tucked away on the side of the house. A public footpath leads to wonderful walks behind the house.

Situation

Brimscombe is a village on both sides of A419 within the Golden Valley. It offers a variety of facilities including a local convenience store, a primary school (rated Good by Ofsted 2021), The Ship public house, a hairdressers, Indian Restaurant and the vibrant community hub at Brimscombe Mill. Stroud Brewery and Felt Cafe are both ideal places to meet up with friends. Brimscombe with the restoration of the canal system including the redevelopment of Brimscombe Port is an exciting place to live. Stroud town benefits from a variety of independent shops, cafes and restaurants and is home to the award winning weekly Farmers Market. Stroud High and Marling Grammar Schools are located in Stroud, whilst Thomas Keble Secondary School is found in nearby Eastcombe. Stroud Railway Station offers a direct train to London Paddington.



Approximate Gross Internal Area = 195.4 sq m / 2103 sq ft
 Cellar = 33.5 sq m / 360 sq ft
 Double Garage = 30.0 sq m / 323 sq ft
 Total = 258.9 sq m / 2786 sq ft

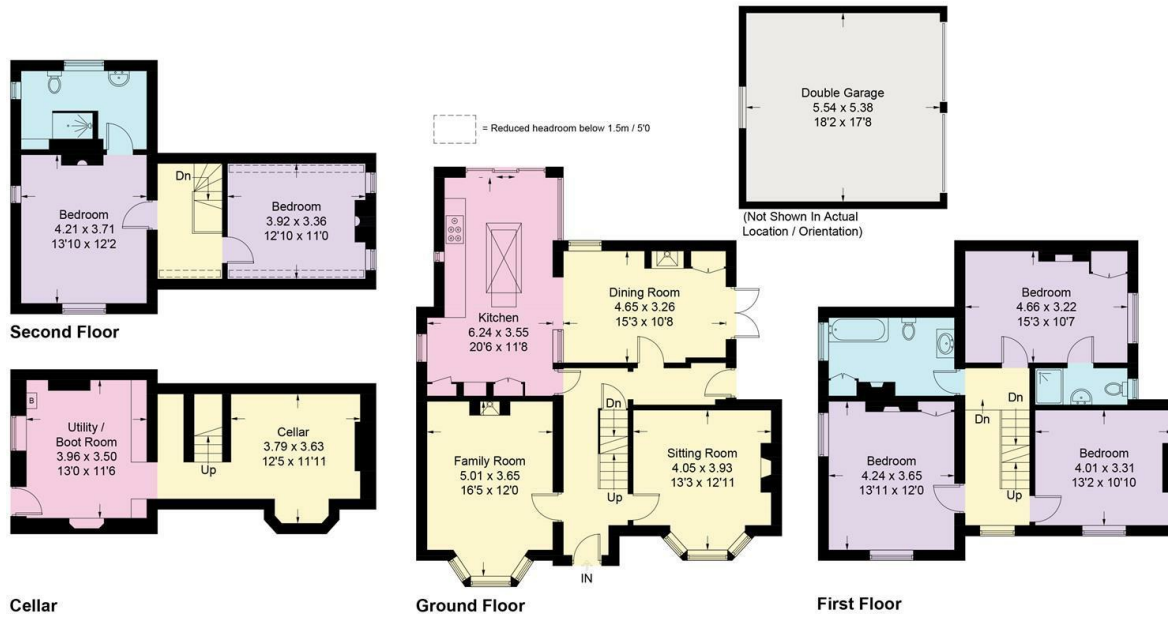



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID959315)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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Useful Information

Tenure: Freehold

Postcode: GL5 2TS

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

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

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.

