

# SPRING COTTAGE EASTCOMBE



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# SPRING COTTAGE, EASTCOMBE, STROUD, GL6 7DN

AN EXTENDED AND UPGRADED DETACHED PERIOD HOME, OCCUPYING A PRETTY COTSWOLD VILLAGE SETTING, EXCELLENT FAMILY ACCOMMODATION AND EASE OF ACCESS TO VILLAGE FACILITIES.

## *The property*

A quintessential detached Cotswold cottage, nestled in the charming village of Eastcombe, within walking distance of range of facilities including the village shop and pub. Beautifully upgraded and extended by the current owners, Spring Cottage offers exceptional family accommodation, blending immense character with modern comfort in an idyllic setting.

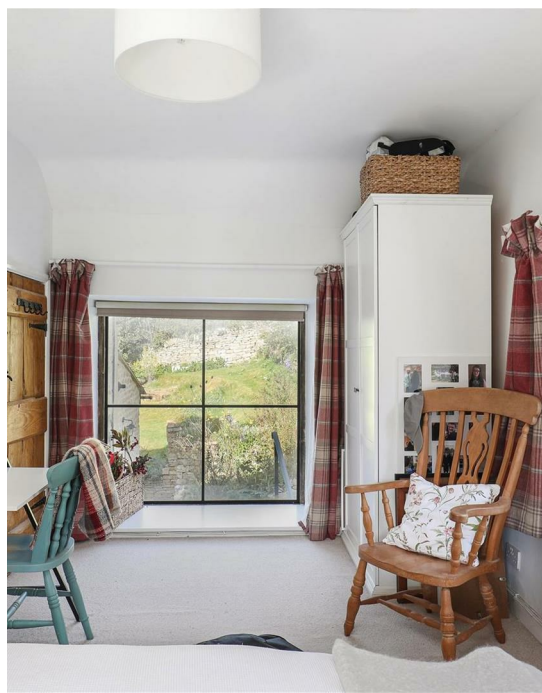
The property enjoys two entrances: the original entrance opens into a welcoming snug, while a rear entrance leads into a practical boot room/utility. To the front of the cottage are two elegant reception rooms. The impressive sitting room is particularly spacious, featuring a flagstone floor, mullion windows, double-aspect outlook, and a striking open fireplace. The snug is equally inviting, also benefitting from a dual aspect and a charming period fireplace with a wood-burning stove, parquet flooring adds yet further character.

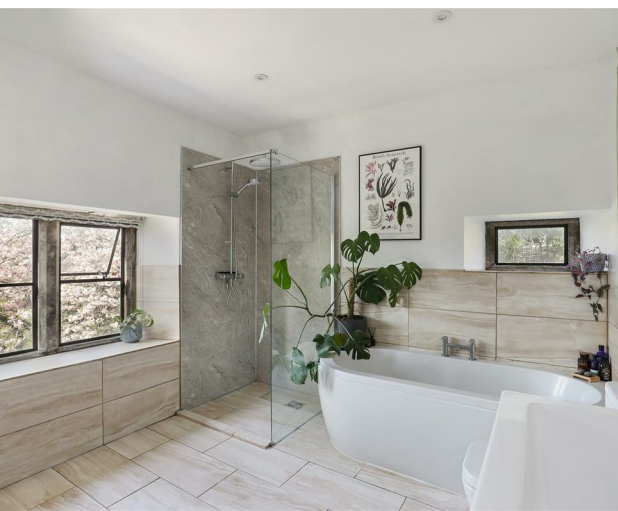
To the rear lies a superbly extended kitchen/dining room, thoughtfully designed with a part-vaulted ceiling with roof lights and French doors opening onto the garden.

The kitchen is fitted with an electric Aga, stylish shaker-style cabinetry, and a large central island, creating a highly desirable and sociable space. A wooded outlook beyond the garden can be enjoyed from the kitchen window.

An inner hallway, accessed from both the kitchen and drawing room, houses the staircase to the first floor. This level also includes a well-appointed downstairs shower room and the useful boot room/utility. The kitchen and utility benefit from underfloor heating.

Upstairs, a split-level landing leads to four bedrooms. The principal bedroom is generously proportioned with views to both the front and side. Bedroom three is particularly bright, enhanced by an unusually large window overlooking the rear garden. Bedrooms two and four both enjoy great character. All bedrooms are served by a spacious family bathroom featuring a contemporary bath and separate shower enclosure.





**Guide price**  
**£795,000**

- Boot room/utility room
- Sitting room
- Snug
- Kitchen/dining room
- Shower room
- Family bathroom
- 4 bedrooms
- Private parking
- Mature gardens - total plot approx 1/4 of an acre
- Ofcom - superfast broadband - outdoor mobile coverage variable. Gas central heating. Mains drainage

### **WITHIN EASY REACH...**

*Stroud - 4.4 miles*

*Kemble station - 10 miles*

*Cirencester - 12 miles*

*Cheltenham - 14 miles*

*Bath - 31 miles*

*Bristol - 34 miles*

## *Outside*

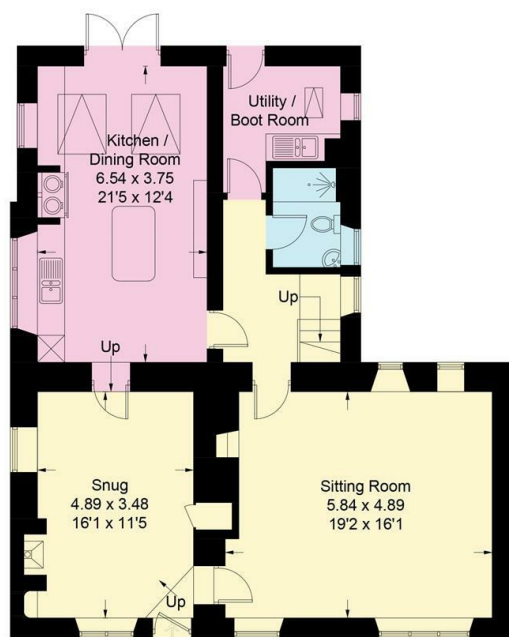
The cottage is surrounded by a mature and well-established garden, extending to the front, rear, and side of the property. A pedestrian gate from the lane opens onto a pathway leading to the original front entrance. However, for day-to-day use, a separate pathway provides convenient access to the rear of the cottage, entering via a practical boot room/utility. The front garden is laid to lawn, complemented by mature flower borders set against an attractive Cotswold stone wall. Box hedging lines the pathway, guiding you to the side garden where a charming paved and gravelled seating terrace enjoys the back drop of trees an ideal setting for outdoor dining and birdwatching. Steps rise from the terrace to a timber shed and a generous expanse of lawn. Beyond, an elevated decked seating area provides a superb vantage point, offering delightful views across the garden and towards the rolling valley beyond. A private driveway offers parking for several vehicles. Please use the following what3words to locate the driveway - ///ties.puppy.shadowing

## *Situation*

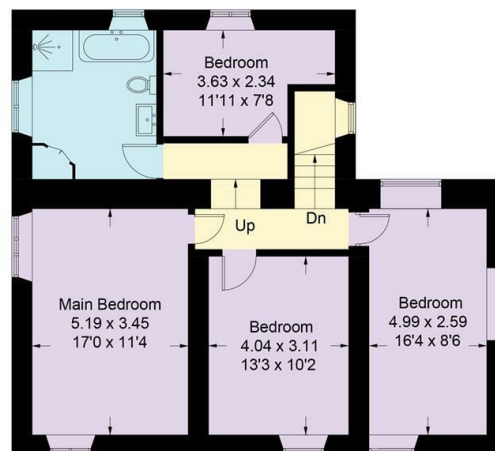
Eastcombe is a charming hilltop village within an Area of Outstanding Natural Beauty (AONB), located between the towns of Stroud and Cirencester, and offering convenient access to Cheltenham and other major regional centres of employment. Unlike many Cotswold villages, it has retained its traditional village pub and general stores/post office, creating a friendly community atmosphere. The village is home to a sought-after primary school and Thomas Keble, a highly regarded secondary school. Local independent schools include Beaudesert Prep School and Wycliffe College. There are plenty of outdoor activities available, such as walking, riding, and cycling. A Doctor's Surgery, Chemist, and Tesco Metro are located in nearby Bussage. Eastcombe enjoys a bus service to Stroud, while Stroud and Kemble railway stations offer a direct line to London Paddington in approximately 90 minutes. Stroud is known for its weekly Farmers' Market, has four supermarkets, Stroud High and Marling Grammar schools, a multi-plex cinema, a Leisure Centre, and the newly restored Stroudwater Navigation canal.



Approximate Gross Internal Area = 176.6 sq m / 1901 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291200)

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>63</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7DN

**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, Council Tax Band E and EPC rating D

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.

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