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

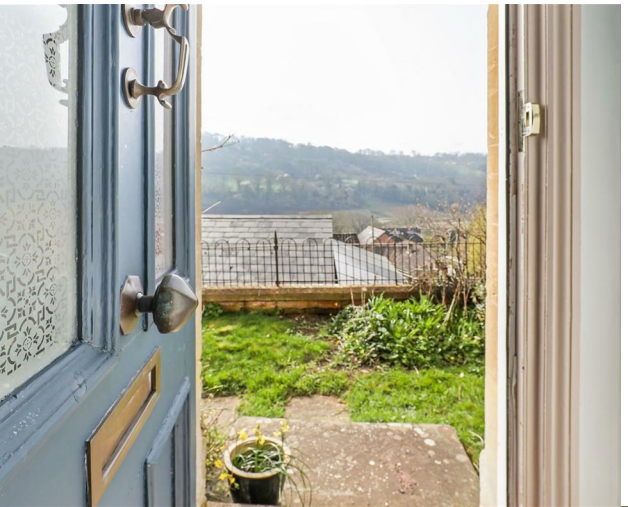
the property

An impressive south-facing detached Victorian residence occupying an elevated position with far-reaching views across the Golden Valley.

Elegant and beautifully proportioned, this handsome home retains a wealth of original features. The central hallway displays a striking tessellated tiled floor, while fireplaces feature in every principal room — many with attractive period tiles. Sash windows, built-in cupboards and the remarkable original 'plunge' bath further enhance its character. A sympathetic extension has created a superb open-plan kitchen with central island, roof lantern and sliding doors opening to the rear garden. This stylish space flows seamlessly into the formal dining room with parquet flooring, wood-burning stove and French doors to the side patio — ideal for entertaining. The two principal reception rooms benefit from south-facing bay windows and impressive tiled fireplaces, one with a wood-burning stove inset. From the hallway, stairs lead down to two useful cellars, one arranged as a practical laundry room with window and external access. The first floor provides three double bedrooms, including one with en-suite, together with a family bathroom. The second floor offers a further double bedroom with en-suite and an additional bedroom, providing excellent flexibility for family living or guests. Double glazing, solar panels and additional insulation improve energy efficiency while preserving the home's period integrity.

The property backs onto a nature reserve owned and managed by the Gloucestershire Wildlife Trust. The nearby Charlea Community Gardens is a 3 acres community owned open space which is protected as a village green and provides a wonderful sense of community.

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

- *Five Bedrooms*
- *Bathroom & Two Ensuites*
- *Three Reception Rooms*
- *Extended Kitchen*
- *Cellar/Laundry Room*
- *Gardens*
- *Parking*
- *Double Garage*
- *Solar panels & battery*
- *No onward chain*

WITHIN EASY REACH...

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

Outside

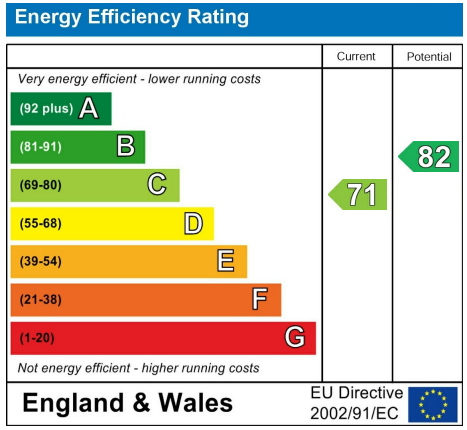
The property sits centrally within its plot in a south facing direction. To the front there is a level parking area with electric charging point and a detached double garage with power and a pit. Behind lies a garden shelter with a small kitchen garden. A gated entrance up a few steps leads to a path 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)



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PrimeLocation.com Zoopla rightmove

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.