



Troops Hill Cottage, Fidges Lane, Eastcombe, Gloucestershire, GL6 7DW
Guide Price £910,000

PETER JOY
Sales & Lettings



Troops Hill Cottage, Fidges Lane, Eastcombe, Gloucestershire, GL6 7DW

A charming detached Cotswold stone home, nestled off Fidges Lane in a peaceful and private setting, offering open views and spacious accommodations. This well-presented home features five bedrooms, a double garage with office space above and set in a total plot size 0.45 of an acre.

ENTRANCE HALL, STUDY, SITTING ROOM, KITCHEN/DINING ROOM, GARDEN ROOM, UTILITY, CLOAKROOM/W.C, FIVE BEDROOMS, MAIN BEDROOM WITH EN-SUITE, FAMILY BATHROOM, SAT IN A TOTAL PLOT SIZE OF 0.45 OF AN ACRE, DOUBLE GARAGE WITH HOME OFFICE ABOVE, PRIVATE SETTING WITH A SPECTACULAR VIEW.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Email: stroud@peterjoy.co.uk



Description

Nestled in a tranquil setting with glorious views across the valley is this stunning five-bedroom detached home, offering a perfect blend of character and modern living. Constructed from Cotswold stone, the property is located in the sought-after village of Eastcombe and is situated within easy reach of local amenities. Upon entering, you'll find multiple access points to the ground floor, as detailed in the floorplan. The spacious and light-filled kitchen/dining room serves as the heart of the home, seamlessly connecting to the garden, the sitting room and the oak-framed garden room. This room offers a fantastic space to relax and take in the picturesque surroundings. Adjacent to the sunroom is a utility room and cloakroom. The cosy sitting room is filled with character, featuring stone mullion windows, exposed beams, an inglenook fireplace with an enclosed wood burner and a staircase leading to the first floor. The sitting room opens into a convenient study area with access to the entrance hall. Upstairs, the first floor comprises five well-appointed bedrooms. Three of the bedrooms offer charming front-aspect views, while the second bedroom has a door giving access to the side elevation. The main bedroom boasts its own en-suite bathroom. A family bathroom is also located on this level.

Outside

The property is situated at the end of a private driveway, offering ample parking and access to a double garage. A short distance up the driveway, a bridge leads to a home office located above the garage. Continuing further up the driveway, you'll discover an additional parcel of natured land and a public footpath. The main gardens are a real asset to the property, with a total plot size of 0.45 acres. There is a level lawn to front and side of the property, beautifully enhanced by well-planted trees, shrubs and borders. The current owner has thoughtfully created several seating areas, each perfectly positioned to take in the stunning views across the valley. The property sits in a total plot size of 0.45 of an acre.

Location

Eastcombe is a charming village set within an Area of Outstanding Natural Beauty between Stroud and Cirencester. The village features a local store/post office, a pub and Thomas Keble Comprehensive School. Scenic routes wind through the charming countryside, offering easy access to the major hubs of Cheltenham, Gloucester, Cirencester and Stroud. Mainline rail services from Stroud and Kemble connect to London Paddington. Stroud also hosts an award-winning Farmers Market every Saturday. The area offers excellent educational facilities, including Eastcombe, Bussage, and Chalford Hill Primary Schools. Local facilities at nearby Bussage include a doctors surgery, general store and primary school. Stroud town is approximately 5 miles distant with a wider range of shops and amenities, community and primary schooling, a leisure and sports centre, award winning weekly farmers market and a main line railway station, with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (18 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From our office in Brimscombe continue away from Stroud on the A419, London Road, turn left at the Toadsmoor junction signposted to Eastcombe, follow the road up onto Vatch Lane and past Toadsmoor Garage, continue on and past Thomas Keeble school, turn left at Bracelands and follow the road down, turn right at the village shop onto Fidges lane. Continue along Fidges Lane for a short distance and you will note a Peter Joy for sale sign on your left.

Service

The property is freehold. Gas central heating, mains electricity and water. Private drainage system. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Agents Note

Please note that a public footpath runs through a portion of the driveway on this property. For more details, please speak with a member of our staff.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



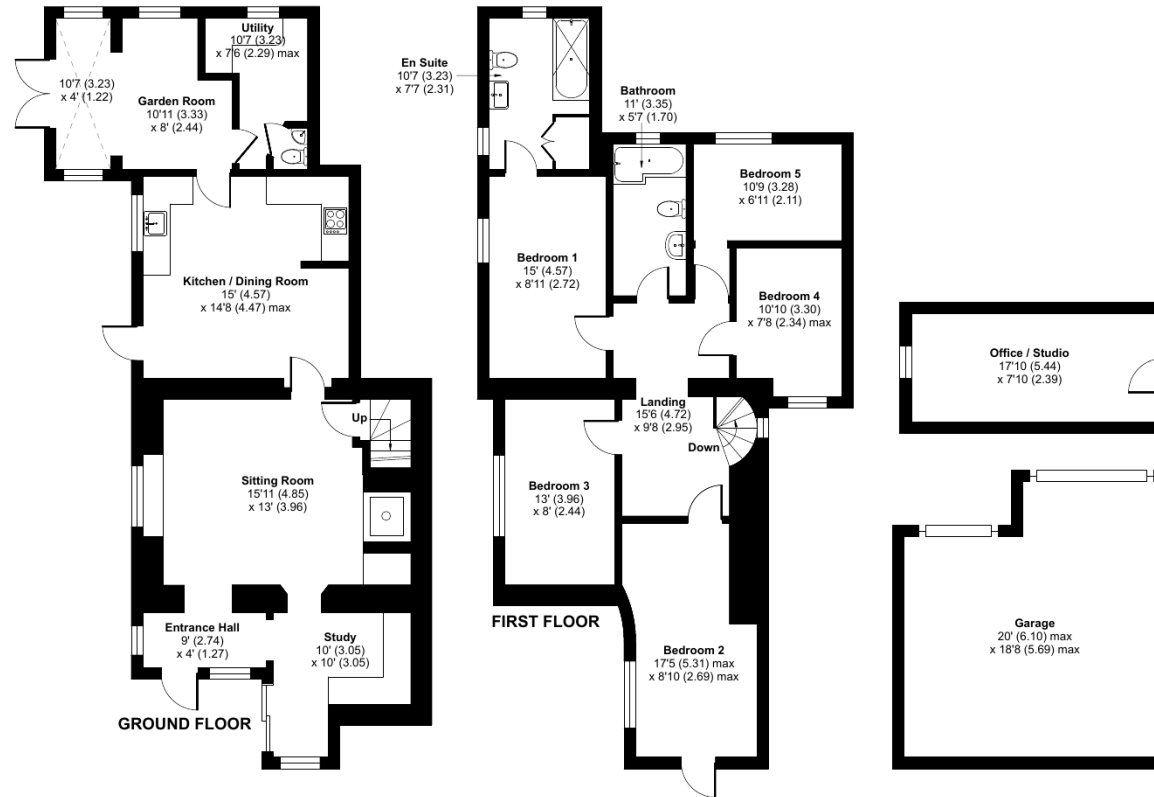
Fidges Lane, Stroud, GL6

Approximate Area = 1753 sq ft / 162.8 sq m

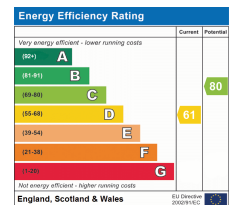
Garage = 479 sq ft / 44.5 sq m

Total = 2232 sq ft / 207.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Peter Joy Estate Agents. REF: 1174540



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.