



Jubilee Edge, Swells Hill, Brimscombe, Stroud, Gloucestershire, GL5 2SR
Guide Price £640,000



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A unique opportunity to buy a substantial attached house in the middle of the countryside with a 27' kitchen/family room, five bedrooms, parking, gardens to the front and side and over 2200 sq ft of living space, with a total plot of a quarter of acre.

ENTRANCE HALL, 27' KITCHEN/FAMILY ROOM, SITTING ROOM WITH WOOD BURNING STOVE, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FOUR FURTHER BEDROOMS, FAMILY BATHROOM, PARKING, WORKSHOP AND GARDENS



Viewing by appointment only

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

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Description

A substantial attached family house in a superb rural position at Brimscombe. This location, in the midst of the countryside, still allows for straight forward access to both Stroud and Nailsworth with superb walks on the door step and hundreds of acres of National Trust land found just up the hill at Minchinhampton and Rodborough Commons. The property is built using traditional methods from reconstituted stone and has clearly been the subject of comprehensive improvement in recent years, with well presented accommodation arranged over three floors. An entrance hall with Parquet flooring, 14' sitting room with wood burning stove, 27' kitchen/family room with contemporary units, utility room and cloakroom/WC are on the ground floor. A staircase leads up from the hall to a large landing, with a principal bedroom with en suite shower room, first class bathroom and two further bedrooms on this floor. There are then a further two double bedrooms at the top of the house, with a large landing /study space in between. The outlook at the front of the house is of particular merit, with every window here enjoying the view into the valley.

Outside

The property benefits from a gated drive and a large garden, with a total plot size of 0.25 acres. Grand old wrought iron gates are set at the bottom of the drive, which then leads up to the house. There is space to park several vehicles and still turn. The garden is mostly found at the front of the property, with a generous level lawn at the front that stretches away from the house, with the glorious greenery of the valley as a stunning back drop. This is edged with fencing and hedging, with a paved seating spot and a summer house at the far end. There is a chicken run behind this, with a further area of garden that slopes down to a little stream, with mature shrubs and trees including a wonderful mature Gunnera. There is another paved seating area at the front of the house (the perfect spot to sit and look out over the garden and view), with a couple of steps up to the kitchen door. There is a useful area at the side and rear of the property, with two good sheds sited here.

Location

The property is in a lovely rural position at Swells Hill, Brimscombe. The closest amenities are just down the hill at Brimscombe Corner. This includes a general store and a take away. The Ship Inn is opposite, serving good food and beer, with the Long Table and Stroud Brewery further along the canal tow path. Brimscombe primary school is just down the road on Brimscombe Hill and Stroud town is approximately three miles distant. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, 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 (15 miles) and Swindon (25 miles) are all within comfortable driving distance

Directions

Leave our Brimscombe office and cross London Road. Head up Brimscombe Hill. Follow the big right-hand bend around and continue up the hill. Pass the turnings for Victoria Road and Orchard Lane on the right. Take the next right turn onto Water Lane. Continue down the hill and bear right with the bend. Pass the drive with five bar gate for Jubilee House and the drive for Jubilee Edge is the next left. What three words - <https://what3words.com/explorer.hamsters.acrobats>

Property information

The property is freehold. Oil central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers.

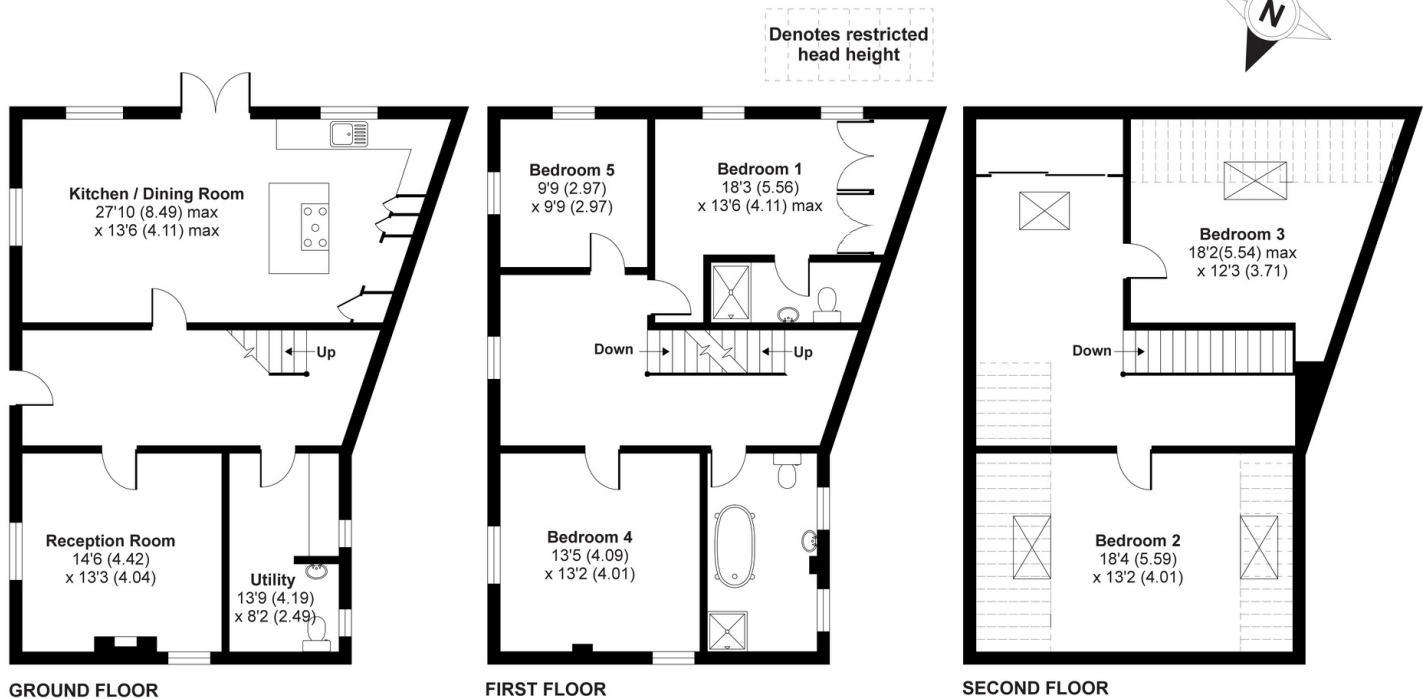
Local Authority

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



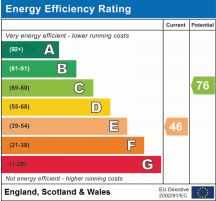
Swellshill, Brimscombe, Stroud, GL5

APPROX. GROSS INTERNAL FLOOR AREA 2275 SQ FT 211.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.