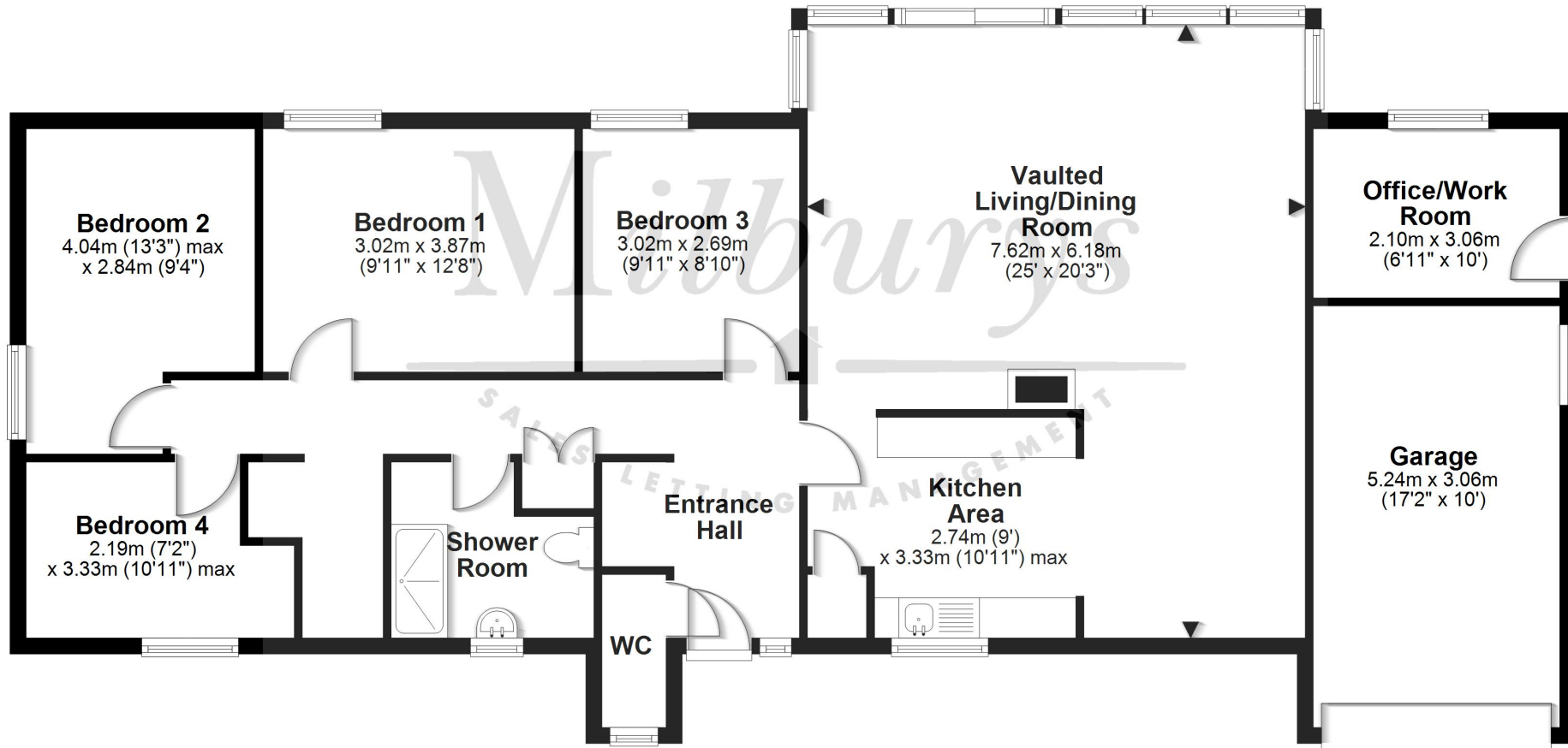






## Ground Floor

Approx. 132.7 sq. metres (1428.5 sq. feet)



Total area: approx. 132.7 sq. metres (1428.5 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

# 'Gathering Moss', Lower Stone, Berkeley, Gloucestershire GL13 9DP

What a stunning location! This beautiful woodland plot provides privacy and seclusion in a delightful rural setting - south-facing to the rear, neighbours on both sides and open farmland behind. It is a haven for wildlife - on the day these pictures were taken, a Spotted Woodpecker was surprised on the garden table and a Roe Deer was keeping an eye on things from the trees before disappearing into the foliage. Overall, circa 0.77 acres of sweeping lawned gardens dotted with wildflowers and, at this time of year, a carpet of bluebells providing a deep wash of colour. The bungalow was built we understand in the 1960's, by the current family. Although now in need of a full refurbishment and possible reconstruction, it offers the template of what would have originally been quite a cutting-edge design. A vaulted 'Scandinavian'-style and open-plan living space provides the heart to this unique property. There is a concealed kitchen area at the front, space for dining, plus open seating space in front of the wood-burning stove with full-width glazing and doors that overlook the rear garden. High level windows allow shafts of light to beam down from above. It is set well back from the country lane in front, along a gravelled driveway with plenty of parking, plus an attached garage and a useful office/work room behind. There are four bedrooms plus a family shower room, a utility space and a cloakroom just inside the front door. Windows are wooden triple-glazed and we understand the original underfloor heating system is electric (untested). This is a fantastic opportunity for those with imagination to create their own home in a 'one-off' setting - something and somewhere rarely available. The family hope someone new will enjoy and cherish it just as much as they have, making their home there for years to come. (Please call to discuss in more detail prior to booking viewings). N.B. Images taken in Spring 2025 - tree management including limited felling and pollarding has taken place since. All viewing strictly by prior appointment.

## Situation

The hamlet of Lower Stone is situated 4.7 miles to the north-east of Thornbury High Street, away from main roads & motorways yet just 2 miles from J14 of the M5. An accessible rural setting with all the byways of the Berkeley Vale right on the door step. Along the same lane, the neighbouring village of Rockhampton has St Oswald's church with its 14th Century tower and a thriving cricket club - [www.rockhamptoncc.com](http://www.rockhamptoncc.com). The nearest secondary school is The Castle School in Thornbury - [www.thecastleschool.org.uk](http://www.thecastleschool.org.uk) and to the north lies the historic town of Berkeley with its medieval castle.

## Property Highlights, Accommodation & Services

- Stunning Woodland Plot
- Circa 0.77 Acres
- Open Farmland In Front And Behind
- Detached Bungalow For Refurbishment/Reconstruction
- Gated Driveway, Parking, Attached Garage
- Four Bedrooms, Family Shower Room
- Office/Work Room With Separate Doorway
- Vaulted Open-Plan Living Space And Kitchen
- Wood-Burning Stove

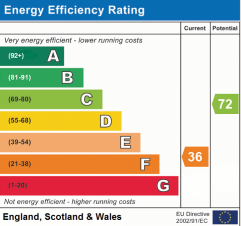
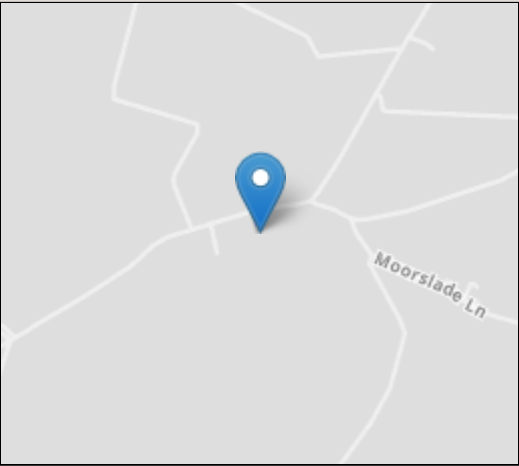
## Directions

From J14 of the M5, take the A38 northbound. Take the next left hand turning into Moorslade Lane. Follow all the way to the next junction in Lower Stone. Turn left, then immediately left again. 'Gathering Moss' will be found a short way along on your left hand side.

## Local Authority & Council Tax - Stroud - Tax Band F

## Tenure - Freehold

## Contact & Viewing - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)













