



Brynteg, Sheepscombe, Stroud, Gloucestershire, GL6 7RH  
Guide Price £650,000

**PETER JOY**  
Sales & Lettings





## Brynteg, Sheepscombe, Stroud, Gloucestershire, GL6 7RH

Substantial detached family home located in the heart of popular Sheepscombe, with lovely Westerly countryside views to the rear which are best viewed from the large terrace to the rear. A lawned garden and gated off street parking is complemented by two large basement rooms, utility room, entrance hallway, ground floor WC, large sitting/family room, formal dining room, fitted kitchen, breakfast room, four generous bedrooms with the master to en-suite and a modern family bathroom. Offered with no onward chain.

ENTRANCE HALLWAY, GROUND FLOOR WC, 18'8 x 12'11 SITTING ROOM, FAMILY ROOM, FORMAL DINING ROOM, FITTED KITCHEN, BREAKFAST ROOM, LANDING, FOUR GENEROUS BEDROOMS WITH THE MASTER TO EN-SUITE, FAMILY BATHROOM, UTILITY ROOM, TWO LARGE BASEMENT ROOMS WITH INDEPENDENT ACCESS, DOUBLE GLAZING, OIL FIRED CENTRAL HEATING, WESTERLY COUNTRYSIDE VIEWS TO THE REAR, SUPERB TERRACE, LAWNED REAR GARDEN, GATED DRIVEWAY PROVIDING OFF STREET PARKING FOR SEVERAL CARS, EXCELLENT VILLAGE LOCATION AND OFFERED WITH NO ONWARD CHAIN.

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)







### Description

Brynteg is a fantastic family home with huge potential to be modernised and create a superb family home in a idyllic position. The accommodation, which is very well presented and arranged over three floors comprises, a canopy porch, entrance hallway with a modern ground floor WC and doors to all other rooms, spacious sitting/family room with a feature stone fireplace and sliding double doors to the terrace, formal dining room/home office, fitted kitchen and breakfast room with side access. The first floor offers a landing with loft access, four generous bedrooms with the master to en-suite and a family bathroom. To the lower ground floor is a lobby, extremely useful utility room and two basement rooms with potential to be developed into a home office, therapy room or games room. Further benefits include oil central heating from a recently fitted boiler, double glazing and being offered with no onward chain.

### Outside

A gated driveway gives access to off street parking for several cars and side pedestrian access to the rear garden and terrace. To the side of the house steps lead down to a small courtyard and side access to the basement rooms, lobby and utility room. To the rear is a delightful paved terrace with lovely westerly countryside views and is the ideal spot for alfresco dining, steps lead down to a lawned rear garden with two runs of mature hydrangeas.



### Location

Sheepscombe is a delightful Cotswold village to the east of Painswick set in a lovely enchanting valley surrounded by woodlands. Comprised of several hamlets, the village boasts a fine public house in The Butchers Arms that has an excellent reputation for its food and ambiance whilst the primary school, church, village hall and cricket club all host many groups, events and activities. Nearby Painswick is a thriving town offering a playgroup and primary school, two public houses and a general store with sporting opportunities including tennis, rugby and bowls clubs with other groups meeting at the Painswick Centre. Sheepscombe has excellent transport links with Stroud and Cheltenham a short drive away.

### Directions

Leave Stroud on the B4070 heading towards Slad, drive through Slad past The Woolpack pub and continue for several miles, as you get to the top of the brow you need to turn left at the crossroads onto Highfield which is just past the Cherry Tree Glamping site, follow Highfield down and through the village, as you start to go through the village you will pass the Butchers Arm public house and Brynteg can be found on the left hand side, as denoted by our for sale board.



### Property information

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

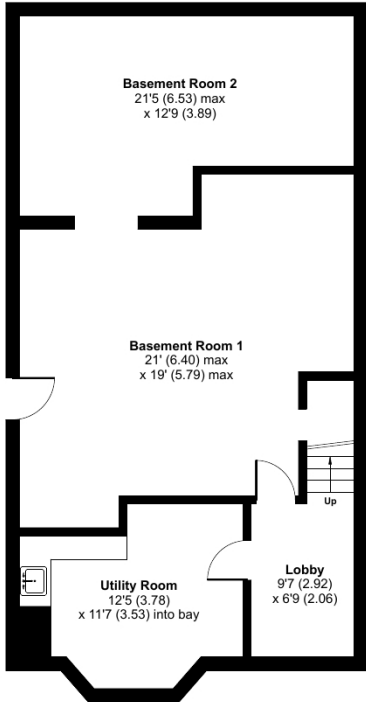
### Local Authority

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

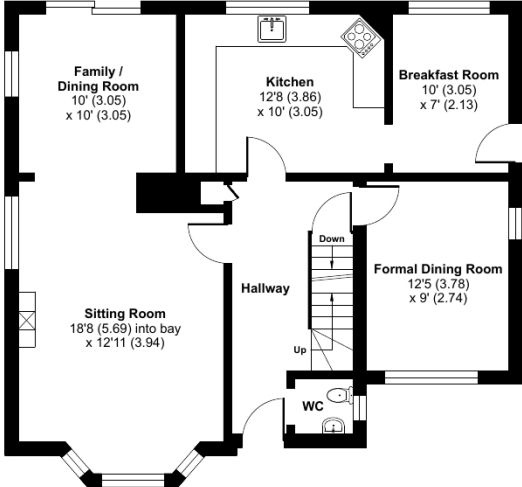
# Brynteg, Sheepscombe, Stroud, GL6

Approximate Area = 2384 sq ft / 221.4 sq m

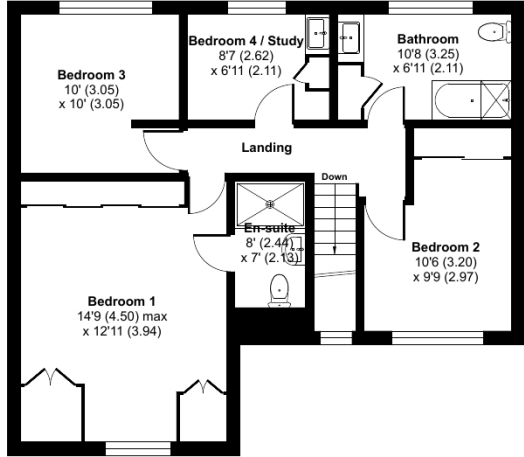
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LOWER GROUND FLOOR



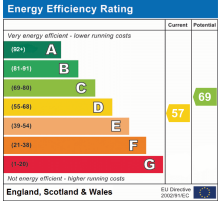
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1101261



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.