



The Old Stables, Ashmead, Cam, Gloucestershire, GL11 5EN

Price Guide £625,000

PETER JOY
Sales & Lettings



The Old Stables, Ashmead, Cam, Gloucestershire, GL11 5EN

A superb conversion of an old Cotswold stone stable block in a lovely rural position at Ashmead, Cam, with nearly 2000 sq.ft of light, well presented living space, an integral double garage and level enclosed gardens.

ENTRANCE HALL, 17' KITCHEN/BREAKFAST ROOM, DINING ROOM, 17' SITTING ROOM, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, 18' DOUBLE GARAGE, PARKING AND ENCLOSED GARDENS



Viewing by appointment only

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Description

The Old Stables, Ashmead Court is an individual detached property situated in a lovely rural location at Ashmead, Cam. The property dates back to the 18th Century, and was originally the stable building of neighbouring Myles House. It is built from Cotswold stone and was converted into a residence in the 1990's, and now offers well presented, spacious accommodation arranged over two floors of over 2200 sq.ft (inc garage). A welcoming entrance hall with cloaks cupboard, 17' kitchen/breakfast room, 17' sitting room with Morso wood burning stove, 13' dining room, utility room, principal bedroom with en suite shower room, family bathroom and further double bedroom are on the ground floor. A staircase leads up from the hall, with a landing with study space and two double bedrooms on this level. There are some lovely touches throughout the building - high level picture windows in the sitting room and kitchen/breakfast room accentuate the feeling of space, and the layout allows for real flexibility in terms of how a prospective buyer may choose to use the property.

Outside

The property benefits from an 18' double garage, parking and level gardens. The garage is integral, with two up and over doors, power and light and an internal door, back into the hall. There is parking for several cars to the front, under a grand old Oak tree. The front garden is laid to lawn, and enclosed with fencing and Cotswold stone walling. There is another area of garden to the rear of the house. This private sunny area is paved, and enclosed with an old stone wall. There are raised borders edging the space, and a water feature. Both the sitting room and principal bedroom have glazed doors that open on to this area, connecting the inside with the outside.

Location

The Old Stables is situated in Ashmead, a small hamlet located between the villages of Cam and Coaley. This rural position is designated as an AONB, and is set at the foot of the Cotswold Hills escarpment. There is a range of shops and a railway station that, usefully, connects with Bristol Temple Meads. There is a wider range of shops and amenities at the nearby towns of Dursley and Nailsworth, and the larger towns/cities of Bristol, Bath Cheltenham and Gloucester are all within a 30 mile radius. Local schools include well regarded Katherine Lady Berkley's and Rednock with good grammar schools within easy reach at Stroud. The area is ideal for buyers looking for the country life – there are footpaths, woodland and bridleways, with The Cotswold Way close by.

Directions

From our Nailsworth office proceed up the A46, passing the turning for Horsley on your right. Continue on to Calcott Manor, and turn right at the traffic lights on to the A4135. Follow this road for several miles, passing through Woodmancote. At the roundabout in Dursley centre, take the second exit into Long Street. Follow this road out of town and into Drake Lane. Proceed for some way, and then turn right onto Springhill. Follow this lane for some distance and carry on into Ashmead Green. Continue, on into Ashmead, and the property can be found on the right, opposite the farm buildings, next to Myles House.

Property information

The Property is freehold. The property is connected to mains water and electricity. The heating system is fired by oil, and the property is connected to a private drainage system that is shared with the neighbour. Council tax - Band F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

Local Authority

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



Ashmead Court, Ashmead, Cam, Dursley, GL11

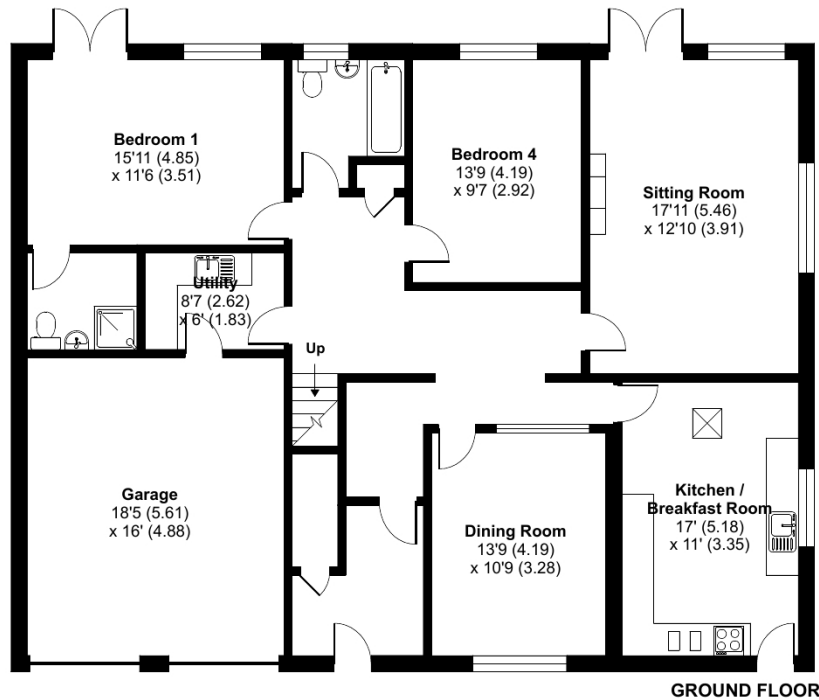
Approximate Area = 1893 sq ft / 175.8 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

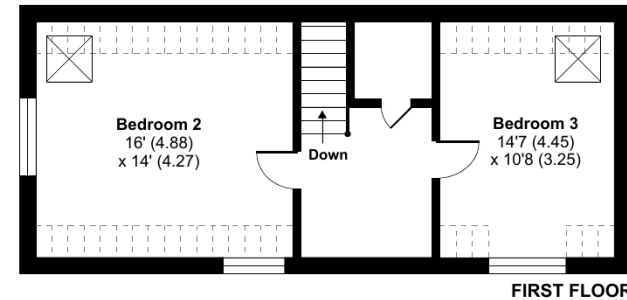
Garage = 296 sq ft / 27.4 sq m

Total = 2286 sq ft / 212.3 sq m

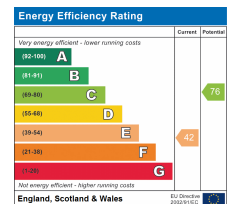
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 998962



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.