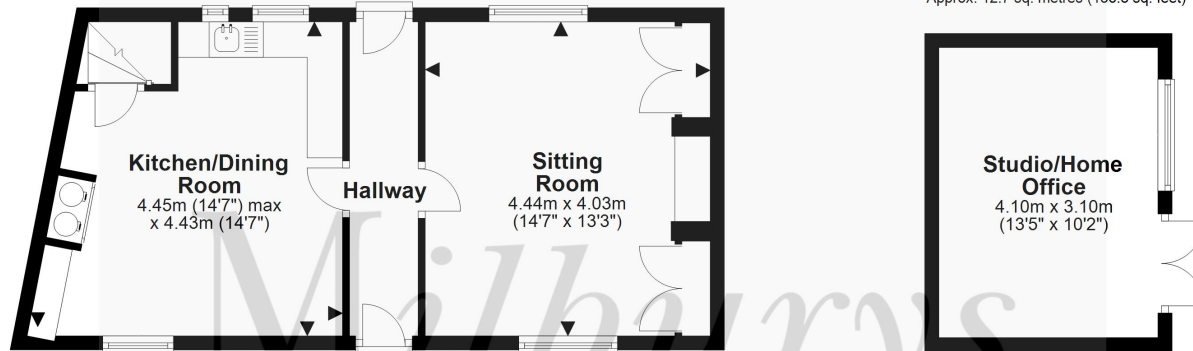


Bluebell Cottage, 5 The Buildings, The Street, Stinchcombe, Gloucestershire, GL11 6AW

£399,000

Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



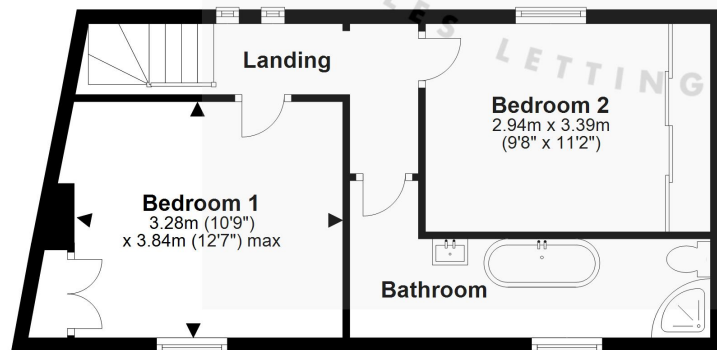
Studio/Home Office

Approx. 12.7 sq. metres (136.8 sq. feet)



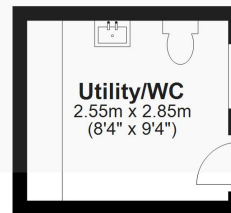
First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



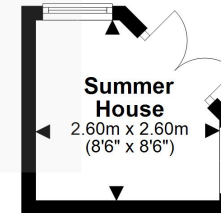
Outside Utility & WC

Approx. 7.3 sq. metres (78.2 sq. feet)



Summer House

Approx. 5.6 sq. metres (60.6 sq. feet)



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

Bluebell Cottage, 5 The Buildings, The Street, Stinchcombe, Gloucestershire GL11 6AW

This stunning Grade II Listed* village home sits at the head of beautiful cottage gardens that stretch way out behind - a delight for the green-fingered amongst us. It is situated at the heart of the upper part of Stinchcombe, opposite the village hall and playing field, with country walks right from the threshold. Stepping inside, a central hallway runs front to rear with a doorway at the back opening directly onto the garden. The dual-aspect sitting room is on the right hand side, with a wood-burning stove to warm you on those chillier evenings. Opposite is the dual-aspect kitchen/dining room with fitted high-back corner seating and a colourful range in the hearth. Moving upstairs we discover two double bedrooms, each with built-in wardrobes, plus a lovely bathroom complete with a roll-top bath for enjoying a soak in and a separate shower cubicle for convenience. Crossing the rear threshold into the garden we step across the patio, past the outdoor utility room, then on up through beautifully stocked and secluded gardens - a real village oasis. Further up we pass a wooden summer house and, a little further on, the studio/home office - a great work-from-home or hobby space. A super period home, with bags of character and charm. (* List Entry Number: 1171282)

Situation

Stinchcombe village is found in a lovely country setting between North Nibley and Cam, located on the B4060 where you pass the Village Hall, Playing field and Rugby Club. Dropping down to the picturesque heart of the village you will discover the parish church of St. Cyrs. Stinchcombe Golf Club is well established and located on the Cotswold Escarpment enjoying fantastic open views across the Severn Vale. There are many beautiful country walks and bridleways, not least the Cotswold Way in the immediate vicinity. Cam has a supermarket approx 1.4 miles away, Dursley has Rednock Secondary School approx 1.7 miles, whilst the M5 Junction 14 is approx 7.3 miles. The novelist Evelyn Waugh lived at Piers Court in Stinchcombe from 1937 to 1956. During this time he wrote some of his best known works including Brideshead Revisited. The village is also the birthplace of William Tyndale, scholar and translator of the Bible into English.

Property Highlights, Accommodation & Services

- Stunning Grade II Listed Village Home
- Beautiful Cottage Gardens
- Studio/Home Office & Summer House
- Dual-Aspect Sitting Room With Wood-Burning Stove
- Dual-Aspect Kitchen/Dining Room With Range
- Two Double Bedrooms With Built-In Wardrobes
- Bathroom With Roll-Top Bath And Separate Shower
- Gas Central Heating
- Outdoor Utility Room And WC
- Bags Of Character And Charm

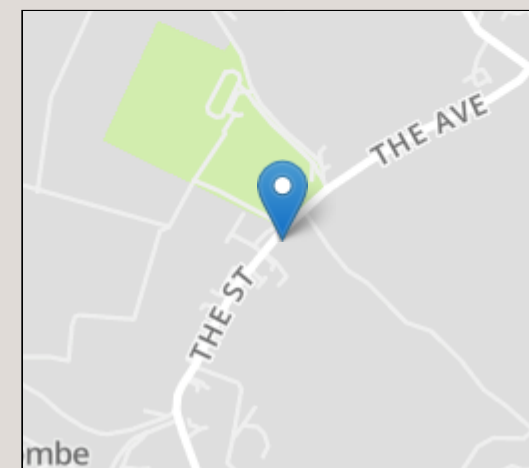
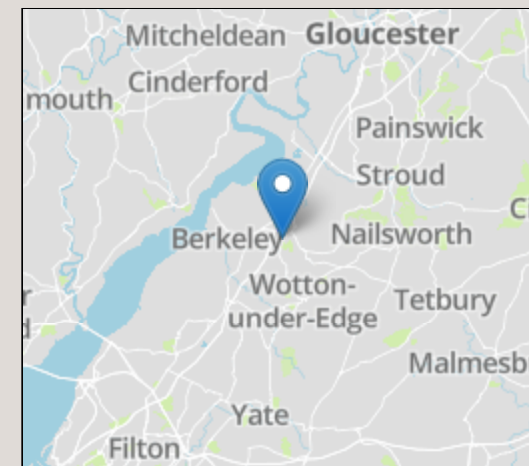
Directions

Bluebell Cottage is situated on the east side of The Street, directly opposite the village hall in the upper part of the village on thr B4060.

Local Authority & Council Tax - Stroud - Tax Band C

Tenure -

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Director	2013

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



