



The Coach House, Smythe Meadow, Brownshill, Stroud, Gloucestershire, GL6 8SH
Guide Price £575,000



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A characterful, south facing, three bedroom, detached, Grade II Listed, Cotswold stone Coach House, located in a private drive with stunning views across the valley. Mature gardens and ample parking further complement this chain free property which is requiring some internal updating.

CHAIN FREE - 15' KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, 16' DUAL ASPECT BEDROOM/RECEPTION ROOM, 17' DINING HALL, 18' SITTING ROOM WITH COACH HOUSE STYLE DOORS, BRIGHT LANDING, 15' BEDROOM THREE, 15' HOBBY ROOM, FIVE PIECE BATHROOM WITH SEPARATE SHOWER, 14' MAIN BEDROOM, LOVELY CHARACTER FEATURES THROUGHOUT, SURROUNDING FRONT/SIDE GARDENS WITH LAWN AND GREENHOUSE, 12' WORKSHOP, CAR PORT, PARKING, GAS CENTRAL HEATING AND DOUBLE GLAZING, SOUTH FACING ASPECT AND GARDENS, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

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Description

The Coach House is situated down a private drive, at the top of Brownhill, with views across the Golden Valley to Brimscombe and Minchinhampton Common. The sunny garden has well established flower beds, mature fruit trees and a patio seating area. There is ample parking, a garden shed, greenhouse and carport. Smythe Meadow is a small friendly community on the edge of Brownhill. The area has access to the immediate countryside, with good local amenities and easy access to local towns including Stroud (4 miles west) and Cirencester. The Coach House has been well maintained and offers flexible, comfortable living and can be adapted to a new owners' need. It has many original character features to include exposed beams, stone work and the original Coach House doorways. The ground floor accommodation comprises a 15' kitchen/breakfast room with an external door in and integrated double oven and gas hob, a utility room with hand wash basin, downstairs shower room and w/c, 16' dual aspect bedroom or reception room, impressive 17' dining room/hall and 18' sitting room with feature coach house style doors out to the front. On the first floor is a bright landing with storage cupboards, a 15' bedroom three that leads to a useful 15' hobby room/study. On the other side of the landing is a five piece bathroom with separate shower and the 14' main bedroom. Velux style windows are a consistent feature along the front of the house allowing for ample light into each room. The property benefits from gas central heating (one electric radiator) and a mixture of double glazing and the aforementioned coach house style doors and window. The current vendor has recently replaced the kitchen door with a bespoke wood/composite one.

Outside

Access to the house is through wrought iron gates, with gravel driveway leading to the parking area and car port. The secluded gardens are largely flat, with well maintained beds and mature trees. Steps lead down to an octagonal greenhouse, and the patio gently connects the house to the gardens. At the far end of the house is a dry stone wall, with flower beds below and a lawn area. The far perimeter of the property has stunning views of the valley and looks out to the neighbouring fields.

Location

Brownhill is a popular hill top village a few miles East of Stroud with a church, nursery and countryside walks. It, along with the neighbouring villages of Chalford, Bussage and Eastcombe, enjoys a bustling village community, with several excellent primary schools, a superb secondary school, a post office, two pubs, a doctors surgery and shops in the area. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre 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

From Stroud town take the A419 London Road and continue for around three miles passing through Thrupp, Brimscombe and the turning for Toadsmoor. At the church, take the left turn onto Old Neighbourhood and take the first left onto Skaiteshill. Follow the lane round and when you reach the crossroads, take the first left into Smythe Meadow, the gated driveway can be found at the bottom on the right as indicated by our "For Sale" board.

Tenure

Freehold

Services

We are informed that all mains services are connected to the property.

Council Tax Band

G

Local Authority

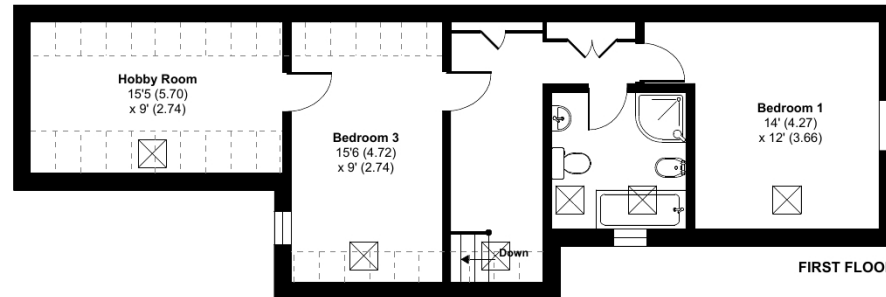
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



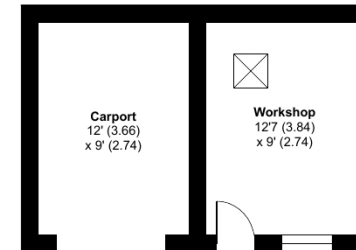
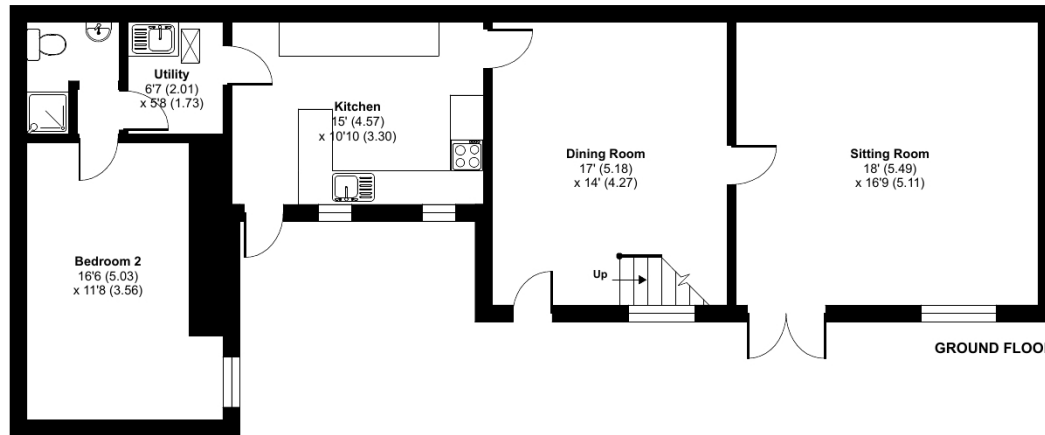
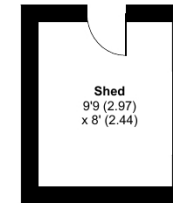
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Approximate Area = 1496 sq ft / 138.9 sq m
 Limited Use Area(s) = 114 sq ft / 10.6 sq m
 Outbuilding = 193 sq ft / 17.9 sq m
 Total = 1803 sq ft / 167.5 sq m

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: 1018394

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.