



Bramwell House, Haresfield, Stonehouse, Gloucestershire, GL10 3DZ
Offers in Region of £1,000,000

PETER JOY
Sales & Lettings



Bramwell House, Haresfield, Stonehouse, Gloucestershire, GL10 3DZ

A charming period home nestled in a secluded spot within the sought-after village of Haresfield. The main house features five spacious bedrooms, complemented by a separate two-bedroom annexe. Additional highlights include a garage, a generous garden, several outbuildings and convenient access to the M5 at Junction 12 and other major commuter routes.

ENTRANCE HALL, SITTING ROOM, LIBRARY, KITCHEN/BREAKFAST ROOM, FIVE BEDROOMS, MAIN BEDROOM WITH EN-SUITE, FAMILY BATHROOM, TWO BEDROOM ANNEXE, LARGE GARDEN, PARKING, GARAGE, SUMMER HOUSE, CLOSE TO AMENITIES/COMMUTER LINKS, SUBSTANTIAL HOME, PRESENTED IN VERY GOOD ORDER



Viewing by appointment only

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

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Description

Situated in the charming village of Haresfield, an impressive five-bedroom detached home, complete with an additional two-bedroom annexe. Upon entering, you are greeted by a tiled hallway that leads to the main living areas and a staircase ascending to the first floor. The ground floor features a spacious sitting room, a bespoke library, a kitchen/breakfast room, a utility room and a cloakroom. The bespoke kitchen is equipped with a range of wall and base units and opens into a dining area. The sitting room, with its front aspect view and enclosed wood burner, serves as a fantastic social hub, seamlessly connecting to the hand built library through an adjoining door. On the first floor, you'll find three well-appointed bedrooms and a family bathroom. The main bedroom offers built-in wardrobes and an en-suite bathroom complete with a jacuzzi bath and shower. The family bathroom is equally luxurious, featuring a roll-top bath and a walk-in shower. The second floor hosts two additional double bedrooms and a WC. The property also includes a self-contained two-bedroom annexe with its own private entrance and a rear courtyard garden. Spread over two floors, the annexe comprises a sitting room, kitchen, utility space (with plumbing for a downstairs cloakroom), two bedrooms, and a shower room.

Outside

The gardens are a true asset to the property with a total plot size of 0.25 acres. As you approach the front of the property, you'll be captivated by its charming features. The front garden offers ample parking for several cars and convenient access to the garage. A metal post-and-rail fence, surrounds the front of the property with neatly trimmed box hedges and a wisteria climber. Moving to the rear of the property, you'll discover a patio area adjacent to the house, with steps leading to the upper garden. This area is primarily laid to lawn, bordered by mature shrubs that frame the boundary. A block paved pathway meanders through the garden, leading to a pair of red brick outbuildings - one currently used as a playhouse, the other as a summer house with a patio area in front.

Location

The charming village of Haresfield offers local amenities including a village school, a church, and a public house. Nestled beneath the Cotswold escarpment in an Area of Outstanding Natural Beauty, it provides opportunities for scenic walks and panoramic views from Haresfield Beacon, one of the high points of the Cotswold Hills. For shopping and schooling, Stonehouse is just three miles away, while more extensive recreational, educational, and shopping facilities can be found in Stroud and Gloucester.

Directions

Please enter the following postcode into your sat nav system: GL10 3DZ. Upon entering the village, drive past the school on your left hand side. Continue along the lane for around 800 metres and the property can be located on your left denoted by a Peter Joy 'For Sale' sign

Services

The property is freehold. Mains electricity, oil central heating, water and drainage. The council tax band is E and the cottage on band B. We have checked the service and reception levels available locally through the OFCOM network checker, and the broadband services available include standard, superfast, and ultra-fast broadband. You are likely to have service from the main providers: EE, Three, O2, and Vodafone.

Local Authority

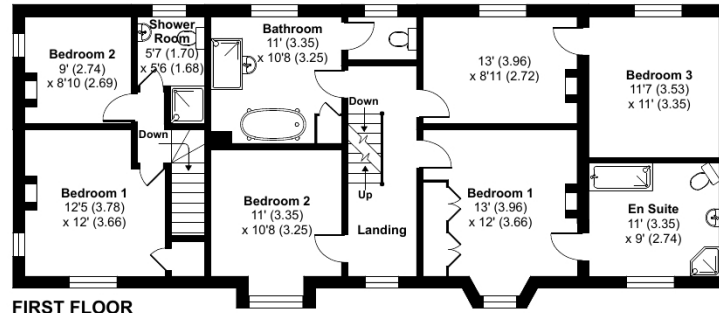
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



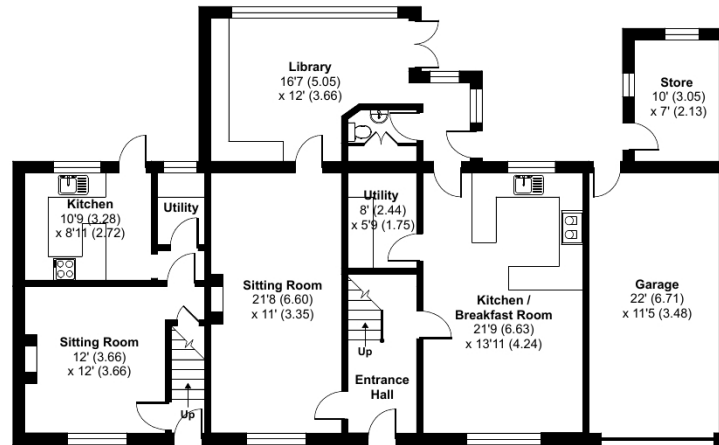
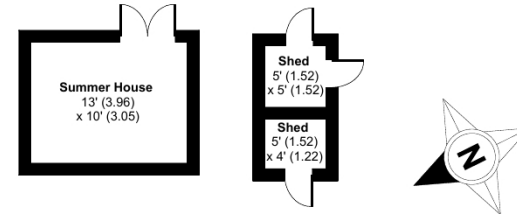
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Approximate Area = 3067 sq ft / 285 sq m
 Limited Use Area = 16 sq ft / 1.4 sq m
 Outbuilding(s) = 426 sq ft / 39.5 sq m
 Total = 3509 sq ft / 325.9 sq m

For identification only - Not to scale

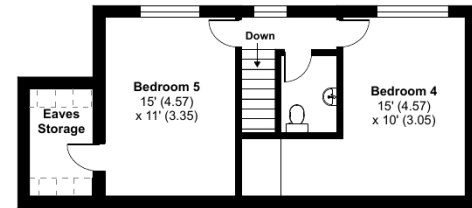


FIRST FLOOR



GROUND FLOOR

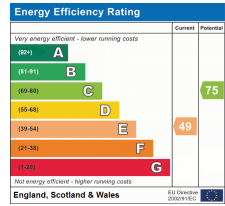
Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Peter Joy Estate Agents. REF: 1177366



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.