



Rose Cottage, Toadsmoor Road, Brimscombe, Gloucestershire, GL5 2UF
£600,000



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A cleverly extended detached double fronted Cotswold stone cottage a couple of miles East of Stroud town in popular Brimscombe with four bedrooms, two bathrooms, generous living spaces, parking and garden with a total plot size of 0.232 acres.

ENTRANCE HALL, 22' SITTING ROOM WITH WOOD BURNING STOVE, PLAYROOM, CLOAKROOM/W.C, INNER HALL, UTILITY ROOM, 17' X 16' KITCHEN/DINING ROOM, PRINCIPAL SUITE WITH 14' BEDROOM, DRESSING AREA, BATHROOM AND BALCONY, THREE FURTHER BEDROOMS, FAMILY BATHROOM, STUDY, PARKING AND REAR GARDEN

Viewing by appointment only

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

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Description

Rose Cottage is a detached double fronted character property in the conservation area at popular Brimscombe. This location is well placed for local amenities and schools with country and canal-side walks just down the road. The property is built from Cotswold stone using traditional methods and dates back to 1880. It has been a happy home for the current owners, who saw huge potential in the property when they first saw it in 2013. They promptly snapped it up, and set about creating a space that celebrated the character of the cottage whilst bringing the living spaces bang up to date. The resulting accommodation is sympathetic to the original building with the addition of a contemporary two storey timber clad wing. An entrance hall, 22' sitting room with fireplace and wood burning stove, playroom, cloakroom/W.C, inner hall, utility room and kitchen/dining room are on the ground floor. The latter measures 17' x 16' and is a great space, with contemporary units, integrated appliances and glazed doors that open onto the rear. A staircase leads up from the hall to the first floor, with a landing, brilliant principal suite with 14' double bedroom, dressing area, bathroom and balcony, family bathroom and two double bedrooms on this level. A bedroom and a study are at the top of the house, on the second floor. The house is tastefully decorated, with a good EPC rating, and is in our opinion an absolute must for your viewing list.

Outside

The property benefits from a drive and a large rear garden, with a total plot size of 0.232 acres. The parking is at the front of the house, with steps that lead up to a gated side access. The majority of the land is at the rear of the house. The garden here stretches up away from the property, with steps up from the glazed rear kitchen door to this area. The garden is terraced, with a decked terrace with space for a table and chair set, a play area and two good sheds. The balcony overlooks the garden (so you can sit with a coffee and watch your children play) and there is a cabin at the very top of the plot.



Location

Brimscombe is a popular area a couple of miles East of Stroud on the sunny side of the Golden Valley. The Long Table, Stroud Brewery, The Ship Inn and Studio 18 are close by, and are all superb community spaces, with well regarded Brimscombe and Thrupp primary schools within a mile. Stroud's shops and amenities are within easy reach, with canal side walks at the bottom of the hill and some wonderful countryside just up the lane at The Heavens. As such, the property enjoys the advantages of being equidistant between open countryside and the lively town of Stroud, which offers a wide range of shops, supermarkets, schools and colleges and leisure facilities. Stroud Railway Station provides a main-line service to Gloucester and London. Junctions of the M4 and M5 Motorway are also within easy driving distance.

Directions

Leave Stroud via the A419 and proceed through Brimscombe. Turn left into Toadsmoor Road (signposted Eastcombe and Bussage) and continue. Pass the turnings to Knapp Lane and Bourne Lane on your left, and the property can be found on your right, set back from the road.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

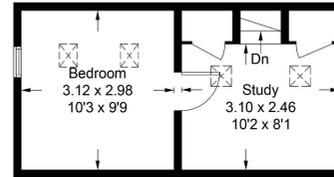
Local Authority

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

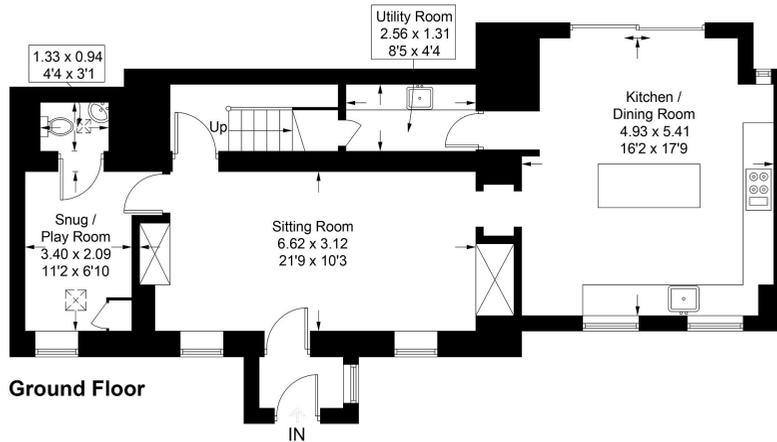


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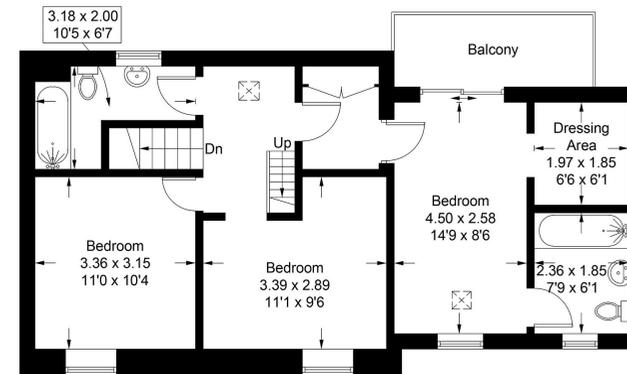
Approximate Gross Internal Area = 153.2 sq m / 1649 sq ft



Top Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273562)

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
		71	76

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.