



Midsummer Cottage, Swellshill, Brimscombe, Stroud, Gloucestershire, GL5 2SW  
Guide Price £475,000





## Midsummer Cottage, Swellshill, Brimscombe, Stroud, Gloucestershire, GL5 2SW

A charming detached home, set in a private location in the popular Swellhill, offering superb views. The property features three bedrooms, three reception room, mature sizeable gardens and beautiful character throughout.

ENTRANCE HALLWAY, SITTING ROOM, CONSERVATORY, KITCHEN/DINING ROOM, THREE BEDROOMS, FAMILY BATHROOM, LOFT ROOM, PRIVATE GARDENS, VALLEY VIEWS, CLOSE TO THE COMMON, CHARACTER THROUGHOUT

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

Midsummer Cottage is a charming, detached home nestled in an elevated position on Swellhill, offering stunning views and abundant character, just minutes from the common. Upon entry, a spacious hallway welcomes you with exposed tiled floor and Cotswold stone, setting a classic cottage feel. To the left, the cosy sitting room features parquet flooring, an inviting open fire, and front-facing views, along with access to the conservatory, which in turn leads to the garden. To the right, the kitchen and dining room provide a delightful space with a range of freestanding units and a cooker. The sink is thoughtfully positioned to capture picturesque valley views. Stairs from the hallway lead to the first floor, where you'll find three well-proportioned bedrooms. The main bedroom offers built-in wardrobes and charming front-aspect views. The second bedroom also includes an airing cupboard. A family bathroom completes this floor, along with a ladder-access loft room, as detailed in the floor plan.

Agents Note - The property does not have direct parking. Access is available via a pathway, over which you have right of access.

### Outside

The beautifully landscaped, mature gardens are a standout feature of the property, extending across the front and side area of the property. Primarily laid to lawn, the gardens are enriched with mature trees, shrubs, and a vegetable garden. Several thoughtfully placed seating area offer views of the valley.

### Location

The closest amenities are just down the hill at Brimscombe Corner, including a general store and a takeaway. Nearby is The Ship Inn, The Longtable and Stroud Brewery, all a short distance away. Brimscombe Primary School is just down the road on Brimscombe Hill. Stroud town is approximately three miles away and offers a variety of local independent shops and stores, art galleries, pubs serving locally sourced beers and ciders, and plenty of cafes, bars, and restaurants for dining and socializing. The wider area includes a range of shops and amenities, such as supermarkets, a hospital, state and private schools, a leisure and sports center, an award-winning weekly farmers' market, and a mainline railway station with intercity services to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles), and Swindon (25 miles) are all within comfortable driving distance.

### Directions

Leave our Brimscombe office and cross London Road. Head up Brimscombe Hill. Follow the large right-hand bend around and continue up the hill. Pass the turnings for Victoria Road and Orchard Lane on the right. Continue up the hill, over the cattle grid, past the modern house on your left. You'll notice a bus stop shortly after on your right. Take the next right-hand turn. Follow the road for about half a mile until you come to a bend. Follow the bend around to your left and continue on the road for another half mile. You will come to a junction. Take the sharp right-hand turn and follow the road down, over the cattle grid. You will pass houses and see a lay-by on your left. Park here, walk a short distance down the hill and you will notice the house name on a wooden gate on your right.

### Services

The property is freehold. Oil central heating, mains electricity, water, drainage and solar thermal panels. 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 standard broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Local Authority

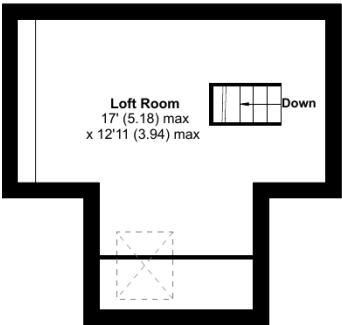
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



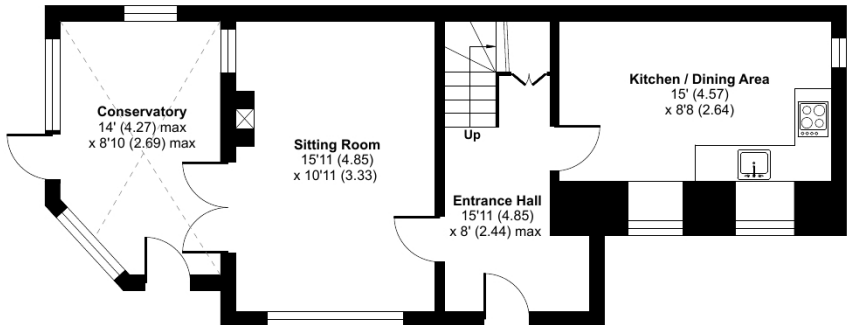


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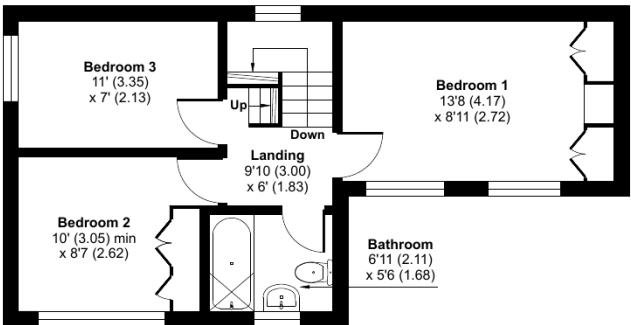
Approximate Area = 1158 sq ft / 107.5 sq m  
For identification only - Not to scale



SECOND FLOOR



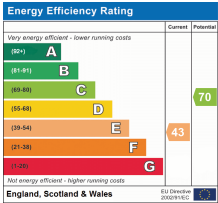
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1205958



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.