



The View, Swellshill, Brimscombe, Stroud, Gloucestershire, GL5 2SW
Guide Price £640,000



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The View is a charming Cotswold stone semi-detached cottage set in an elevated rural position, enjoying spectacular panoramic views across the Golden Valley. Beautifully presented and arranged over three floors, the property offers light-filled, versatile accommodation with countryside views from every bedroom.

ENTRANCE HALL WITH BUILT IN STORAGE, UTILITY ROOM, KITCHEN, FAMILY/DINING ROOM WITH LOG BURNING STOVE, SITTING ROOM WITH FIREPLACE AND RECESSED STUDY AREA, DOWNSTAIRS WC AND UNDERSTAIRS STORAGE, THREE DOUBLE BEDROOMS, ONE WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, ATTIC ROOM OFFERING VERSATILE USE, LARGE GARDENS, AMPLE DRIVEWAY PARKING, LARGE GARAGE, FAR REACHING VIEWS

Viewing by appointment only

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Description

The View is a delightful Cotswold stone semi-detached cottage that truly lives up to its name. Occupying a rural, elevated position, the property enjoys breath taking panoramic views across the Golden Valley from all windows. This well-presented family home offers spacious and versatile accommodation arranged over three floors. The ground floor comprises an entrance hall with built-in cloaks storage, a utility room, and a modern fitted kitchen with stone tiled flooring and oak worktops. To the rear is a generous family/dining room featuring a wood-burning stove and French doors opening directly onto the garden. A separate sitting room showcases exposed stonework, a fireplace, and a recessed area ideal for a study space. A downstairs WC and large understairs storage complete the ground floor. On the first floor are three double bedrooms, one with en-suite shower room and dual aspect windows, and another with built-in eaves storage. A contemporary family bathroom serves this level. The second floor is accessed via a staircase from bedroom one and leads to a superb attic room, flooded with natural light from three large Velux windows. All bedrooms benefit from far-reaching countryside views, making this an impressive home in a truly special setting.

Outside

To the front of the property there is driveway parking for several vehicles, along with a large garage. The house is approached via a small gate and stone path, with side access leading to the rear garden. Immediately to the rear is a generous patio and high quality composite decked seating area, accessed through French doors from the family/dining room, and enjoying spectacular, far-reaching views across the Golden Valley. Steps lead down past the rear of the garage, which has a personal access door, to two lawned terrace gardens with planted borders, a pond, greenhouse, and a dedicated vegetable growing area with timber shed.

There is a right of way at the rear of the property for the neighbouring cottage to have occasional, requested access for garden deliveries or oil delivery.

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 socialising. The wider area includes a range of shops and amenities, such as supermarkets, a hospital, state and private schools, a leisure and sports centre, 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

From Stroud centre continue out on the A419 and turn right at the Bowbridge traffic lights on to Butterrow Hill. Follow this road up on to Rodborough Common and turn left down the small lane that leads to Winstones Ice Cream Factory. Follow this lane down past the factory. After a little way along take the second left that drops you down on to the middle lane of three. Follow this lane for approx half a mile, The View will be found on the corner on your right hand side.

Property Information

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 superfast 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

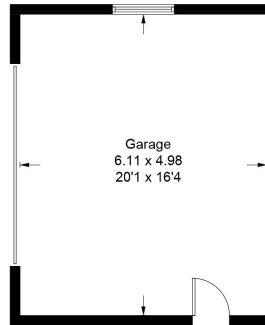


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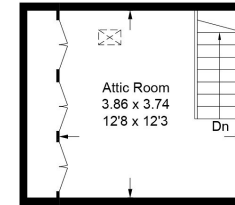
Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft

Garage = 30.5 sq m / 328 sq ft

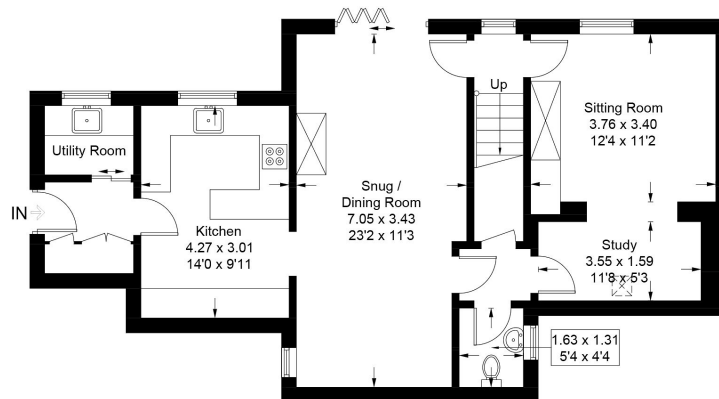
Total = 181.8 sq m / 1956 sq ft



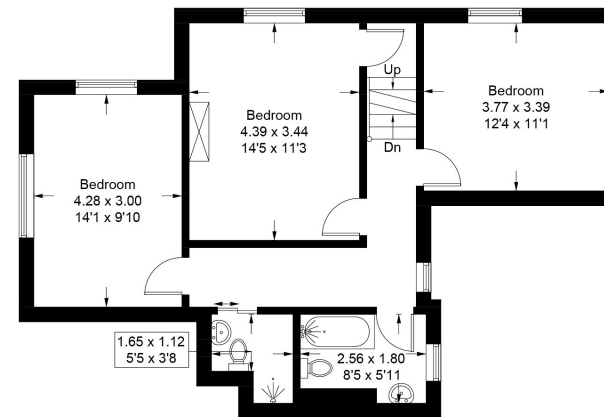
(Not Shown In Actual Location / Orientation)



Top Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271878)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	42
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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.