



CLIMPERWELL COTTAGE,

Climperwell, Nr Brimpsfield, Gloucestershire, GL4 8LQ

Presented by
Abigail Sutcliffe

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PROPERTY MADE PERSONAL

Step Inside

KEY FEATURES

- Charming detached Cotswold stone cottage
- Set in approximately half an acre in a peaceful woodland setting
- Stunning 28 ft kitchen/breakfast/living room with bespoke kitchen and electric AGA Total Control
- Three reception rooms, two featuring Inglenook fireplaces with wood-burning stoves
- Four double bedrooms with family bathroom and study area on the first floor
- Sweeping driveway with timber gates, parking area, and double garage with electric up-and-over door
- Beautifully terraced gardens with mature planting adjoining open fields, offering a private and tranquil setting
- Planning permission previously granted for a boot room, en suite, and remodelled garage with additional living/work space
- EPC: D

ABOUT THE PROPERTY

Set in a serene woodland setting off a quiet country lane, Climperwell Cottage is a beautifully presented detached Cotswold stone home, occupying approximately half an acre. Originally two workers' cottages, this exceptional 19th-century home combines timeless charm with modern living, offering a tranquil country lifestyle within easy reach of local amenities.

Entering into a welcoming dining hall, the cottage opens to two further reception rooms, a living room and a playroom/study. Two of the reception rooms showcase characterful Inglenook fireplaces with wood-burning stoves, adding warmth and charm throughout. The heart of the home is the spectacular kitchen/breakfast/living room, extending to nearly 28 ft and designed for both family living and entertaining, with a bespoke kitchen, an electric AGA Total Control with companion module, and patio doors opening onto the garden, seamlessly blending style with functionality. Beyond the playroom/study lies a practical utility room alongside a spacious downstairs shower room.

Upstairs, a generous landing, leads to four double bedrooms, three with built-in storage and a family bathroom with a separate shower, providing versatile and comfortable accommodation. Planning permission was previously granted (ref: 17/01120/FUL) for a further extension, including a boot room, en-suite to one of the bedrooms, and a remodelled garage providing additional living or home office space.

Externally, the property is approached via a sweeping driveway through timber gates, leading to a parking area and a double garage with electric up-and-over door. A separate study, accessed from outside but connected to the house, provides a versatile home office or creative space. The gardens are beautifully terraced, with some gently sloped areas, predominantly laid to lawn with mature planting, and adjoin open fields, offering a private and picturesque setting, perfect for outdoor entertaining or simply enjoying the tranquil Cotswold surroundings and views.



















ADDITIONAL INFORMATION

Directions

From Cheltenham town centre, head south along the A46 Bath Road towards Leckhampton. Continue up Leckhampton Hill and follow signs for the A436. At the Air Balloon roundabout, take the first exit onto the A417 towards Cirencester.

After approximately one mile, turn right onto the B4070 signposted to Birdlip and Brimpsfield. Continue along the B4070, then follow the signs towards Climperwell. Climperwell Cottage is set off a quiet country lane, approached via a private driveway with timber gates.

What3Words: ///kinder.gift.heartless

Services & Tenure

The tenure is freehold. Mains water and electricity are understood to be connected, with oil-fired central heating and drainage to a septic tank.

Local Authority

Cotswold District Council

Council Tax Band- G

Our reference

CHE/AS/MS/10092025

We'd love to hear from you

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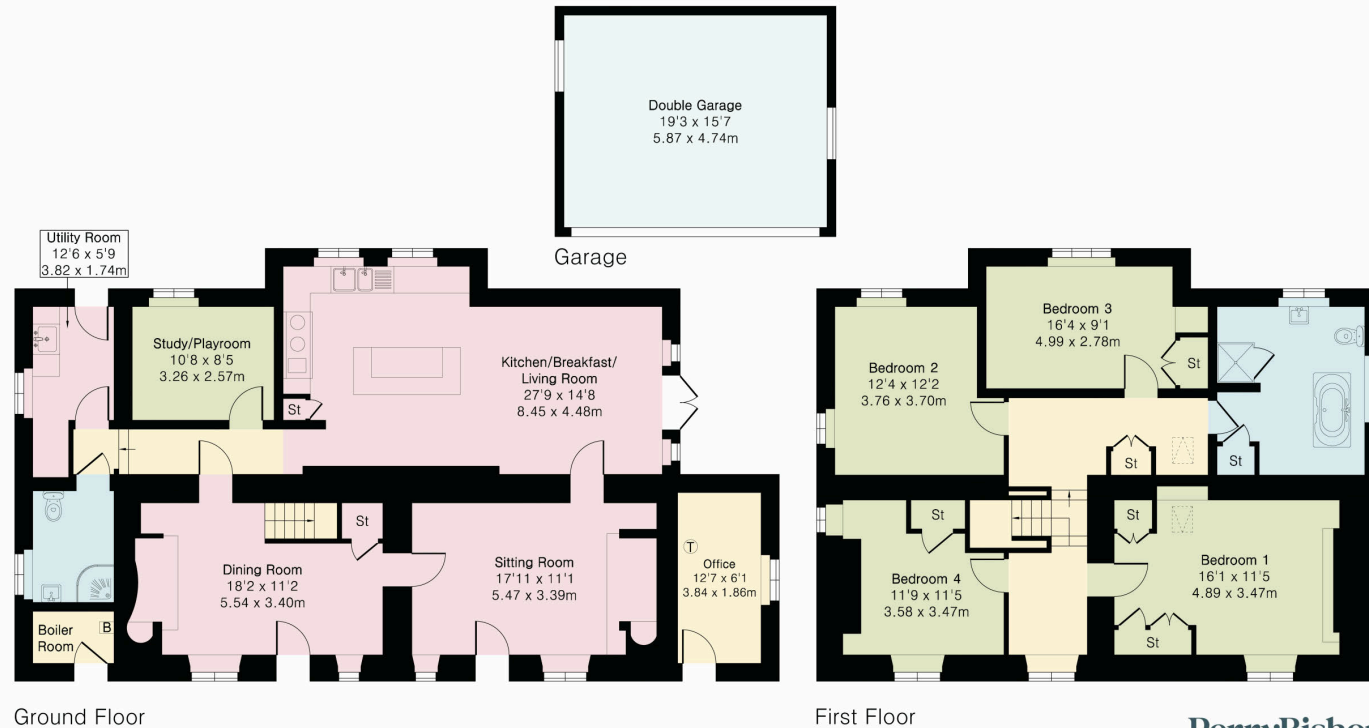
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	76 C
39-54	E		
21-38	F		
1-20	G		

**Approximate Gross Internal Area 2335 sq ft - 217 sq m
(Excluding Garage)**

Ground Floor Area 1307 sq ft – 121 sq m

First Floor Area 1028 sq ft – 96 sq m

Garage Area 299 sq ft – 28 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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