

# PerryBishop

PROPERTY MADE PERSONAL



**Beechmount**, Birdlip, Gloucestershire, GL4 8JH



# Beechmount,

Birdlip, Gloucestershire, GL4 8JH

## Key Features



8  
Bedrooms



5  
Bathrooms



3  
Receptions

- Beautiful Edwardian residence
- Eight bedrooms, three with en-suites
- Kitchen/breakfast room
- Sitting room and dining room
- Laundry room, utility room and cloakroom
- Garage and parking
- Sitting in a quarter of an acre plot
- Overlooking farmland

## About the property

Beechmount is a most stunning eight-bedroom Edwardian residence sitting within its own grounds of approximately ¼ of an acre in the ever-popular Cotswold village of Birdlip. The property is well placed with easy access to Cirencester, Stroud, Gloucester, and Cheltenham and all the amenities, facilities they have to offer with local countryside walks along the Cotswold Way. Enjoying a most tranquil setting the property is adjacent to and overlooks farmland.

Offering well-proportioned light and airy accommodation over three floors this substantial family home briefly comprises of an entrance hall with stairs to the first floor, cupboard under and cloaks cupboard. There is a music room to the front with a most attractive box bay window and a lovely open grate fire. The dining room has a fitted multi-fuel stove sitting in a most attractive fireplace this opens through to the sitting room which enjoys three picture windows

overlooking the garden. The kitchen/breakfast room has a generous range of wall and base units with working surfaces over, integral appliances including and electric Aga. There is ample room for a table where you can sit and overlook the garden. A door from the kitchen leads to the laundry room and the cloakroom. There is a boot room to the rear which leads out to the garden.

At first floor level the landing has a generous storage cupboard and leads to four of the bedrooms and the main family bathroom. Three of the bedrooms have the added benefit of en suite shower rooms. Stairs from the landing leads to an additional bedroom with a further set of stairs leading to the remaining three bedrooms and a family bathroom.

Outside the property enjoys ample driveway parking and leads to the garage at the rear. The rear garden is well enclosed, offers a good degree of privacy and has a wonderful view across open farmland. The garden is predominately laid to lawn with well stocked flower/shrub borders and a paved patio offering a place to sit and relax.

## Amenities

Birdlip is a Cotswold village around 6 miles south of Cheltenham, 8 miles south east of Gloucester and provides good access to Cirencester, Swindon and M4, as well as A40 for Oxford and London. The village has a much sought-after primary school and a traditional Inn at The Royal George Hotel. Out of the village, the Cotswold Way runs through a designated area of outstanding natural beauty. A major supermarket is available a few miles away in Brockworth.





**Directions**

Leave Cirencester along the Gloucester Road and join the main A417 and head towards Gloucester. Continue to the roundabout where you take the second exit continuing towards Gloucester. After approximately a mile turn left towards Birdlip and Stroud on a B4070. Proceed round the right hand bend and the property can be found immediately on you left hand side.

**Services & Tenure**

The Tenure is Freehold.

Council Tax Band – F

**Local Authority**

Cotswold District Council

**Our reference**

CIR/JC/KW/06062022

**We'd love to hear from you**

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)















Denotes restricted head height

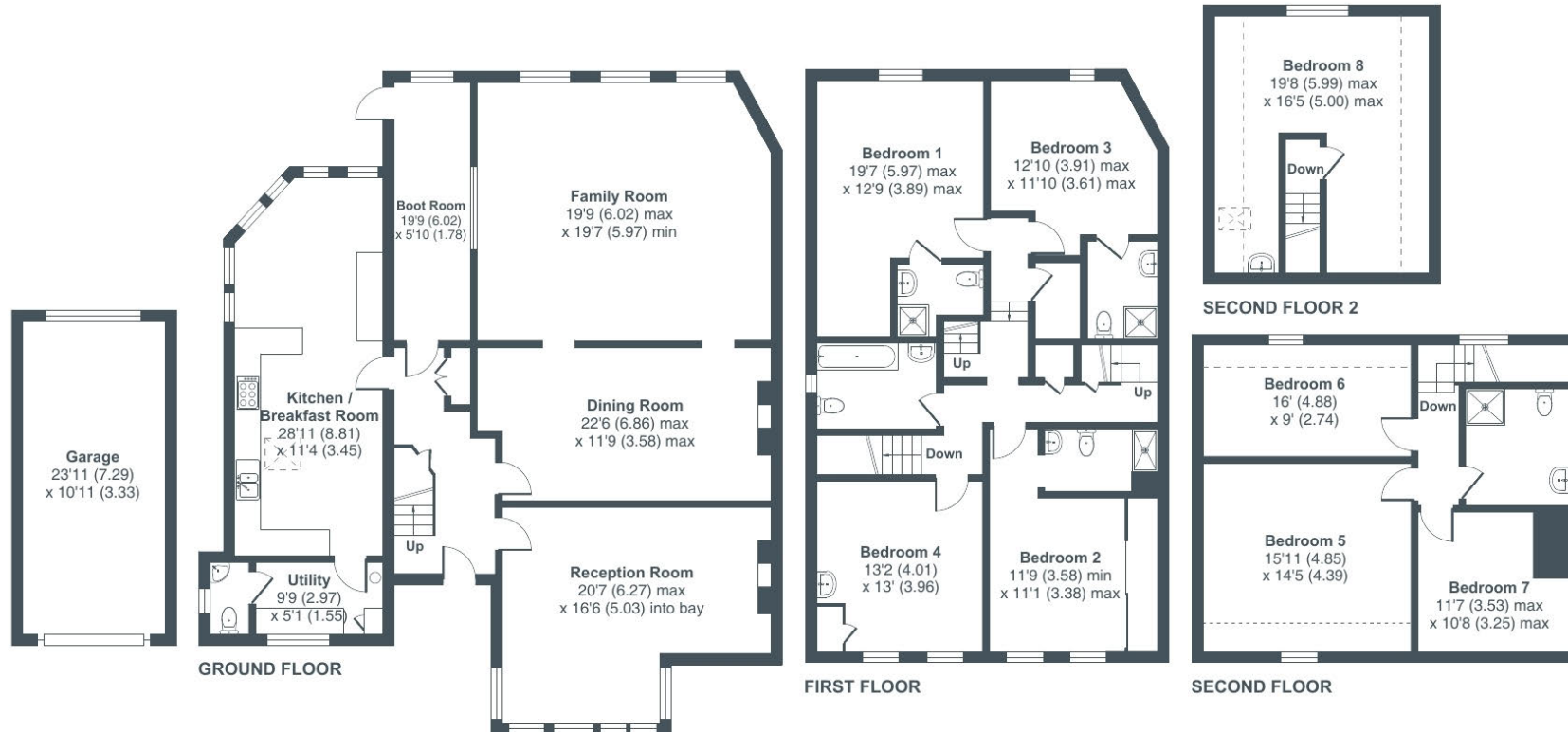
# Birdlip, Gloucester, GL4

Approximate Area = 3895 sq ft / 361.9 sq m (includes garage)

Limited Use Area(s) = 161 sq ft / 14.9 sq m

Total = 4056 sq ft / 376.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 842945







2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

