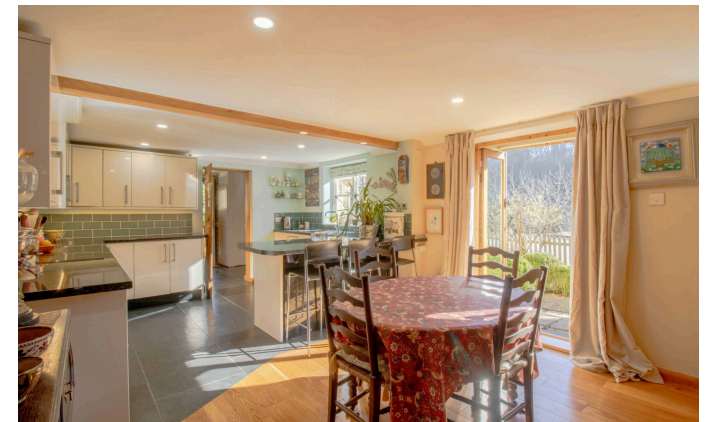


Alma Cottage, Beech Knapp, Burleigh, Stroud, Gloucestershire GL5 2PS



Detached Cotswold stone cottage • Four bedrooms • Semi-rural location • Far reaching views • Immaculately presented • Double garage • Parking • EPC E

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Tucked away in an elevated position and commanding delightful far reaching views stands this immaculately presented four bedroom family home offering quality finishes throughout along with parking, a double garage with studio above and backing on to the Common.

On entering, there is a good size utility area with a shower room leading off. Following through the open plan kitchen/dining room is beautifully presented with plenty of built-in units in a contemporary style and there are lovely views looking out to the front. The dining area is of a good size and benefits from French doors leading out to the front garden.

Leading on, there is a lovely sitting room benefiting from a beamed ceiling, a feature stone fireplace with contemporary style wood burner and doors leading through to a spacious oak framed garden room from where to sit and relax and take in the beautiful countryside surroundings.

To the first floor there are two spacious bedrooms, both benefiting from far-reaching views looking out and there is a beautifully presented family bathroom. On the second floor, there is a spacious third bedroom with dormer windows to the front and rear, and a spacious attic room with Velux windows to front and rear, both rooms enjoying wonderful views.

To the outside, there is a lovely landscaped garden with terraced areas and plenty of seating areas and a lovely decked patio from which to take in the countryside surroundings. To the rear, there is plenty of parking and a double garage with a studio/office above.

Please note: Planning permission granted for extension 'UPWARDS' (Existing Footprint) to provide an additional large bedroom with en-suite, plus an en-suite for an existing bedroom.

Planning Ref:S.22/2467/HHOLD Dated: 10/02/2023

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Burleigh lies on the edge of the town of Minchinhampton, which is a most sought-after area with a highly regarded primary school and 600 acres surrounding of National Trust common land. There are also several coffee shops, bistros

and restaurants, a corner shop, a library, sports and social club with football and rugby teams, doctors, dentists and a pub. There is a strong sense of community with a good social network.

The surrounding villages also offer some well-regarded private and public-sector schools including a Steiner school.

Across the common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs and of course Winstones Ice Cream factory.

The nearest town of Nailsworth is approximately a mile away, where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market and food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques and furniture shops and galleries for local craftspeople which have an annual arts festival. The town also offers a post office, butchers', grocery shops, doctors, dentists and a public library. There are plenty of leisure activities on offer too including a new leisure centre with members' club, golf courses, riding stables, bowls club, extensive countryside walks, gliding and polo clubs.

Approximately three miles away is Stroud, offering several good secondary schools, further food, grocery and clothes shopping; cafes, restaurants and bars; leisure activities include 10-Pin Bowling, a Cinema, Leisure centre with Lido and tennis courts, plus local clubs.

Stroud has good transport links, with London Paddington only 90 minutes (approx.) by train, and Bath and Bristol are only about 35 minutes by car from Nailsworth, with Cirencester, Cheltenham and Gloucester also easily commutable.

Directions

From our Nailsworth office, turn right at the mini roundabout and travel up 'The W'. Pass over Minchinhampton Common and at the T junction turn left on to Cirencester Road, then immediately right on to Brimscombe Hill, you will see a postbox and bus stop in a pull-in on the right - take the lane immediately opposite (it says 'quiet lane') - keep going for approximately 200 yards until you get to an unmarked T junction and turn right. After 50 yds, you see a No Through Road sign. Go past this sign and Alma Cottage is the third cottage up from the bottom on the left.

What3Words: ///simulates.strikers.parkway

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band tbc

Our reference

STRVAL/SM/KF/03032025

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 OBL

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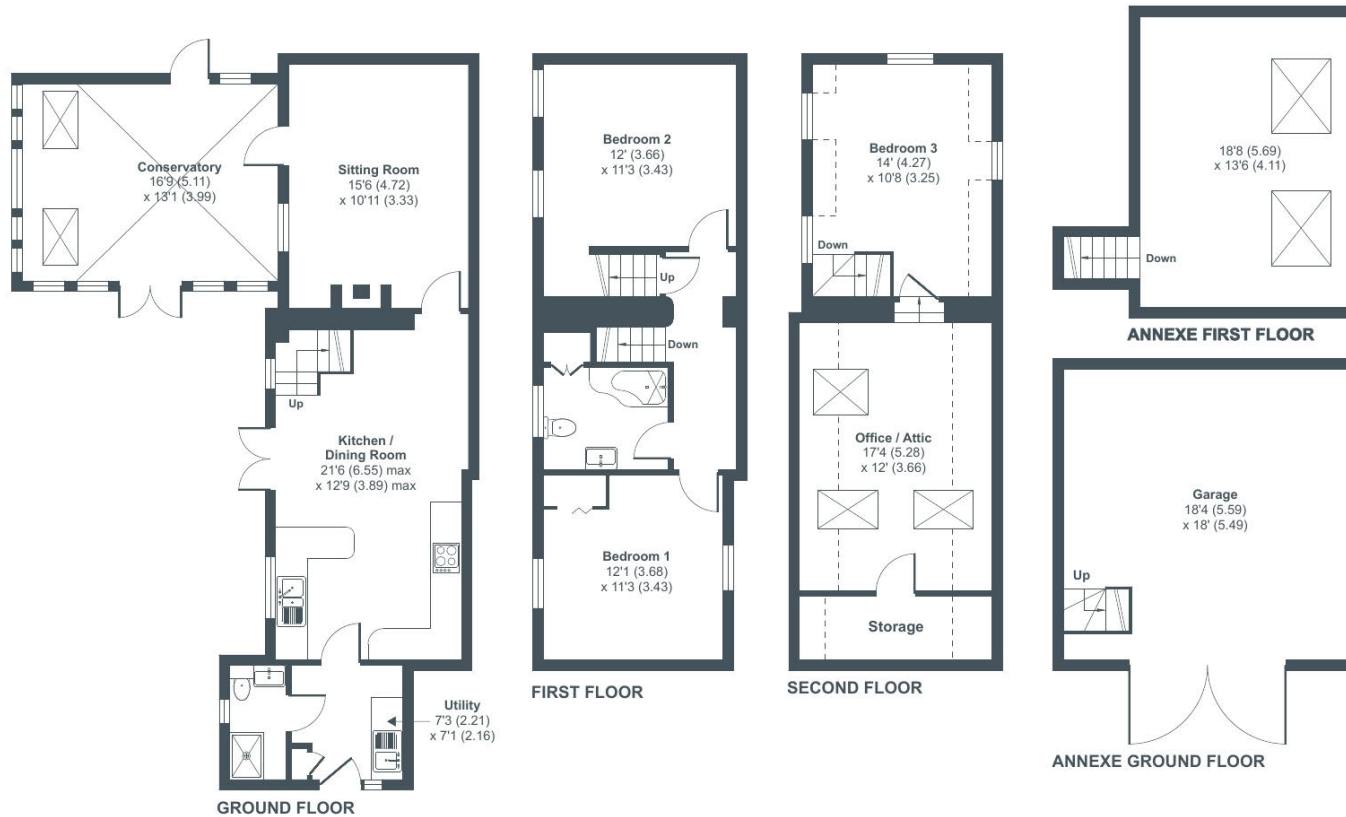


Denotes restricted head height

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Approximate Area = 2114 sq ft / 196 sq m
Limited Use Area(s) = 132 sq ft / 12 sq m
Total = 2246 sq ft / 208 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 661095



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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.

