

Coopers,
Bownham, Brimscombe, Gloucestershire, GL5 2SN

Perry Bishop



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 5 Bedrooms

 4 Bathrooms

 2 Receptions

Key Features

- Detached residence located on Bownham Common
- Separate two bedroom annex
- Contemporary style
- Immaculately presented
- Far reaching views
- Extensive garden
- Parking
- Private location

Located in a most sought after position stands this beautifully presented detached residence on Bownham Common. Offering open plan living accommodation, presented and finished in a contemporary style and having the added benefit of a totally separate two bedroom annex located in the properties extensive grounds.

On entering the main residence there is a good size boot room, a utility and cloak room leading off. The kitchen is well designed in a contemporary style and benefits from plenty of built in units and views looking out.

Leading through the open plan living area commands a perfect place to entertain and relax and enjoys a central wood burner and benefits from patio doors leading out to a raised decked veranda, from where you can sit, relax and enjoy the far reaching countryside views.

Following through there is a more private sitting room with a bay window enjoying views looking out, and also on the ground floor there is a double bedroom with its

own en-suite shower room.

To the first floor there are two bedrooms the master being of a generous size and could possibly be divided to provide a further bedroom if required. Both bedrooms are immaculately presented and one enjoying its own en-suite shower room. There is also a well presented family bathroom. Access out from the landing area to a lovely balcony from where to enjoy the fabulous countryside views.

The separate annex accommodation has been beautifully designed in a contemporary style incorporating wood cladding to the front to take in the surrounding countryside and enjoys two good size bedrooms both with their own en-suite shower rooms. On the ground floor level the open plan living/kitchen has been beautifully finished and enjoys a wood burner and patio doors on both sides leading out to private patio areas.

To the outside there is ample parking to the front. The landscaped terraced garden has two areas of flat lawn and a huge variety of specimen trees including



ornamental cherry trees and silver birch glade as well as raised beds and a pond with newts. There is a productive orchard, with cherry, apples, pear and stone fruit trees. The gardens are well designed whilst still retaining a natural feel with plenty of trees and woodland below.

Amenities

Brimscombe is a popular area a couple of miles east of Stroud. The historic building of the former Brimscombe Port is nearby, with a well-regarded primary school within walking distance. Canalside walks are on the doorstep and amenities available at nearby Brimscombe Corner include a post office and general store. Stroud town offers a wider range of shops, amenities and a train station with direct London (Paddington) service. Nailsworth two miles, Cirencester (11 miles), Cheltenham (14 miles) and Swindon (26 miles) are all within comfortable driving distance. Situated within a designated area of outstanding natural beauty, Rodborough is located directly south of the town of Stroud.

Rodborough & Minchinhampton Commons are on the doorstep, which cover over 600 acres of National Trust land, creating an area popular for walking, riding and golf. The parish has two primary schools, highly regarded state and independent schools close by, several public houses, a large hotel and a community hall. It has various clubs and societies including a football club, a Scout group and a mother and toddler network.

Neighbouring Amberley also provides a good range of village amenities with a church, primary school, hotel and village inn, with further facilities at the nearby market towns of Minchinhampton, Nailsworth and Stroud. For children there are several playgrounds in Rodborough and the community hall hosts a youth club every Friday night with many other activities held there.

Directions

From our Nailsworth office turn right at the mini roundabout and travel up 'The W'. Carry on over the common until you reach the Tom Long's Post junction. Turn left onto Cirencester Road towards Stroud. You will







soon pass The Bear Hotel on your left and shortly after this the road will fork. Keep to the middle of the fork and at the next crossroads, turn sharp right. Travel along this lane for approximately ½ mile, the road will fork again. Take the left hand fork onto a sandy lane. where Coopers can be found at the end.

Services & Tenure

The Tenure is Freehold. Mains electricity, gas, water and drainage are provided.

Local Authority

Stroud District Council

Ref: STRVAL/SM/KW/13072021



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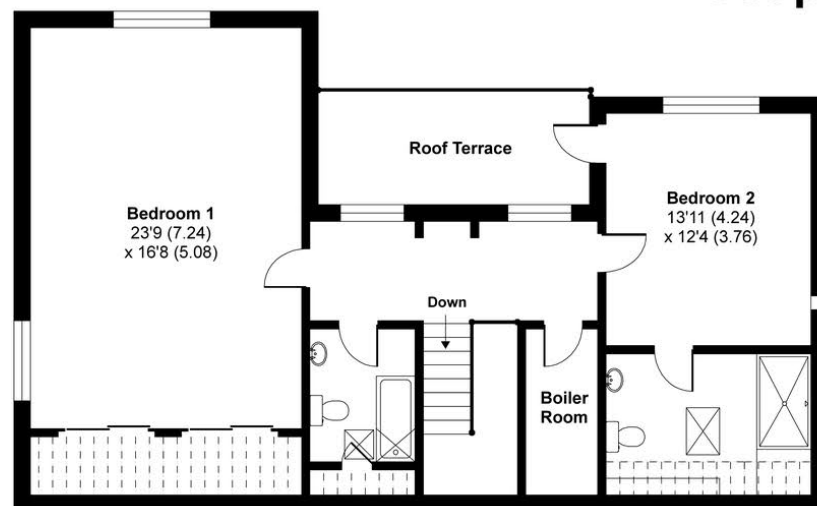
Approximate Area = 2286 sq ft / 212.4 sq m

Limited Use Area(s) = 145 sq ft / 13.5 sq m

Annex = 1364 sq ft / 126.7 sq m

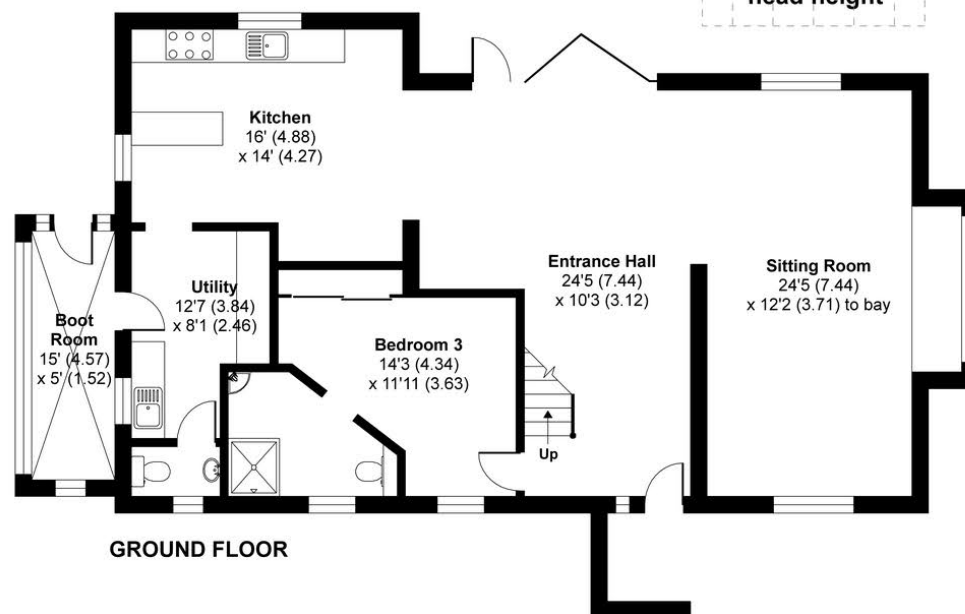
Total = 3795 sq ft / 352.6 sq m

For identification only - Not to scale

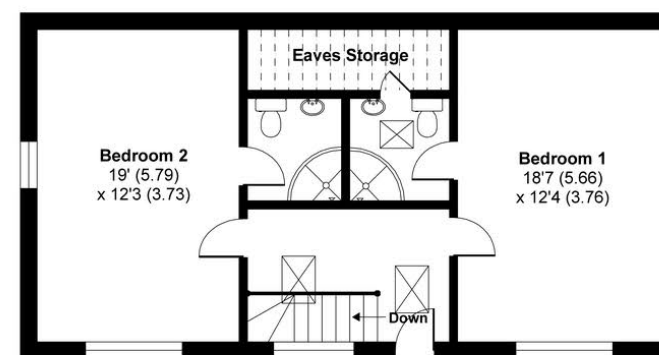


FIRST FLOOR

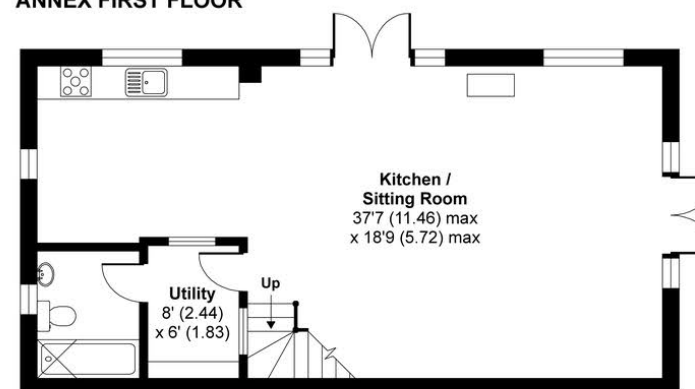
Denotes restricted
head height



GROUND FLOOR



ANNEX FIRST FLOOR



ANNEX GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Perry Bishop & Chambers. REF: 743253







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