

PerryBishop

PROPERTY MADE PERSONAL



Pemberley, Eastcombe, Stroud, Gloucestershire, GL6 7DR

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Key Features



4

Bedrooms



2

Bathrooms



3

Receptions

- Sought after location
- Walking distance to Primary and Secondary Schools
- Beautifully presented
- Good size garden
- Office/garden room
- Walking distance to amenities
- Car port
- EPC: TBC

About the property

Charming Cotswold family home nestled in the highly sought-after village of Eastcombe, this beautifully renovated historical home combines timeless charm with modern living. Offering four spacious bedrooms, high ceilings, and original sash windows, this stunning property exudes character throughout.

The heart of the home is the impressive living room, featuring a large, inviting fireplace - perfect for cosy autumn evenings and winter nights. The house has been tastefully renovated to a high standard, boasting underfloor heating and a stylish, designer kitchen with quartz countertops and built-in appliances.

A standout feature is the newly converted garden room, complete with bifold doors, underfloor heating, and additional storage space. This versatile area is ideal for a home office, gym, or a tranquil retreat with views of the serene surroundings.

Situated down a quiet lane, the property offers both

privacy and peacefulness, with beautiful trees framing the house and creating a calm oasis. Just a short walk away, you'll find stunning countryside walks that lead into the picturesque valley below the village.

Eastcombe itself is a vibrant community, offering a range of amenities including a well-regarded primary school, a village shop, and a local pub. The village also hosts numerous family-friendly events, from gnome hunts and fêtes to wine tours and Christmas tree lightings, making it a wonderful place to live. With four parks and four pubs within walking distance, this home is perfectly positioned to enjoy the best of village life.

This much-loved family home offers a unique blend of historic charm, modern comforts, and an unbeatable location - perfect for anyone seeking a welcoming community and a serene lifestyle.

Amenities

Eastcombe is a beautiful hilltop village which benefits from a local village shop with post office and public house The Lamb Inn. Eastcombe has two Churches and a primary school with a local secondary school within walking distance.

Cirencester, capital of the Cotswolds, is 8 miles east and Stroud, the nearest large town, is 5 miles west - both with excellent facilities and farmers' markets.

Stroud has two State Grammar Schools for Boys and Girls and Eastcombe also lies in the catchment area for several Mixed Comprehensive Schools in the area. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away.



There are good transport links with direct trains to London Paddington from both Stroud and Kemble. Bath and Bristol are 45 minutes away by car.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From our office in Nailsworth take the third exit from the roundabout onto George Street continuing onto the Ladder and follow the road to the junction with Cirencester Road and turn left then first right onto Brimscombe Hill, following down the hill to the junction. Turn right onto London Road then take the third turning left into Toadsmoor Road. Follow this road for a further 2 miles as the road changes from Toadsmoor to Vatch Lane. You will pass Thomas Keble school on your right hand side and then take the next left turning into Bracelands, pass the turning to Bracelands on the left then take the little lane on your left just after where the property can be found a short distance along on the left hand side.

What 3 Words:/// sunset.demotion.prom

Services & Tenure

The tenure is Freehold

Local Authority

Stroud District Council

Council Tax Band: E

Our reference

STRVAL/SM/RN/06092024

We'd love to hear from you

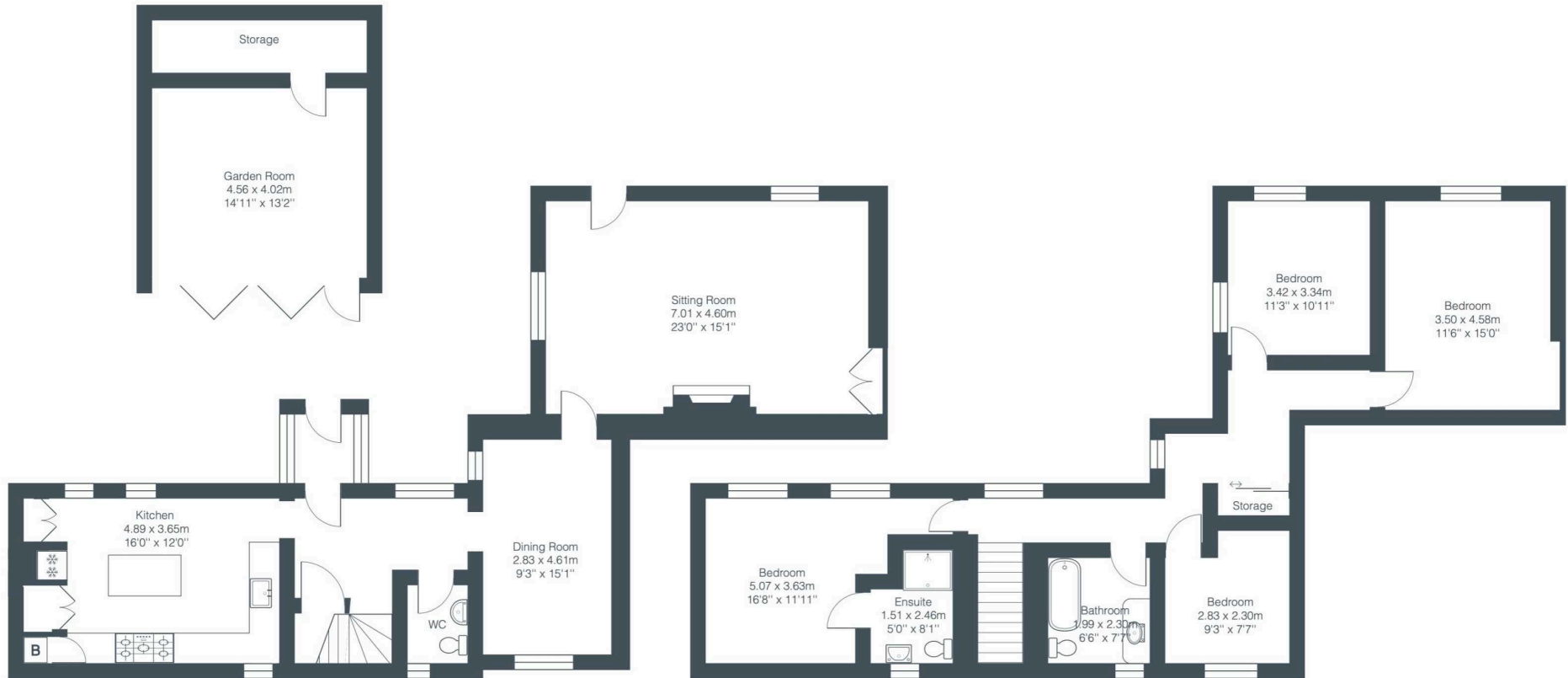
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Total Area: 183.3 m² ... 1974 ft²

All measurements are approximate and for display purposes only.

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[perrybishop.co.uk](https://www.perrybishop.co.uk)

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.

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