

# PerryBishop

PROPERTY MADE PERSONAL



**Eastcombe**, Stroud, Gloucestershire, GL6 7DP

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## Key Features



3 - 5  
Bedrooms



3  
Bathrooms



4  
Receptions

- NO ONWARD CHAIN
- Beautifully presented
- Annex
- Far reaching views
- Flexible living accommodation
- Walking distance to amenities
- Close to schools
- Plenty of parking

## About the property

Nestled in the heart of a quaint village, this period detached house offers a charming blend of traditional elegance and modern comfort, and comes to the market with the benefit of having NO ONWARD CHAIN. Boasting flexible and adaptable accommodation including three to five bedrooms, this bright and stylish property is well-maintained and exudes a homely atmosphere. The house features a cosy living space, a scenic garden perfect for outdoor relaxation, a patio for al fresco dining, and a conservatory for enjoying the natural light year-round. Additionally, the property includes an annexe that can be used as a home office, extra bedroom accommodation or guest accommodation, as well as off-street parking for up to five cars. With its peaceful surroundings and convenient location, this property is ideal for those seeking a comfortable and stylish home in a picturesque setting.

## 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

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.

## 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. Follow the road to the bottom where the property can be found on the right hand side just after the shop.

What3Words /// weedy.earphones.iceberg

#### **Services & Tenure**

The tenure is freehold. All mains services are understood to be connected.

#### **Local Authority**

Stroud District Council

Council Tax Band D

#### **Our reference**

NAI/SM/CDH/01052026

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

4 The Old George, Fountain Street, Nailsworth,  
Gloucestershire, GL6 0BL

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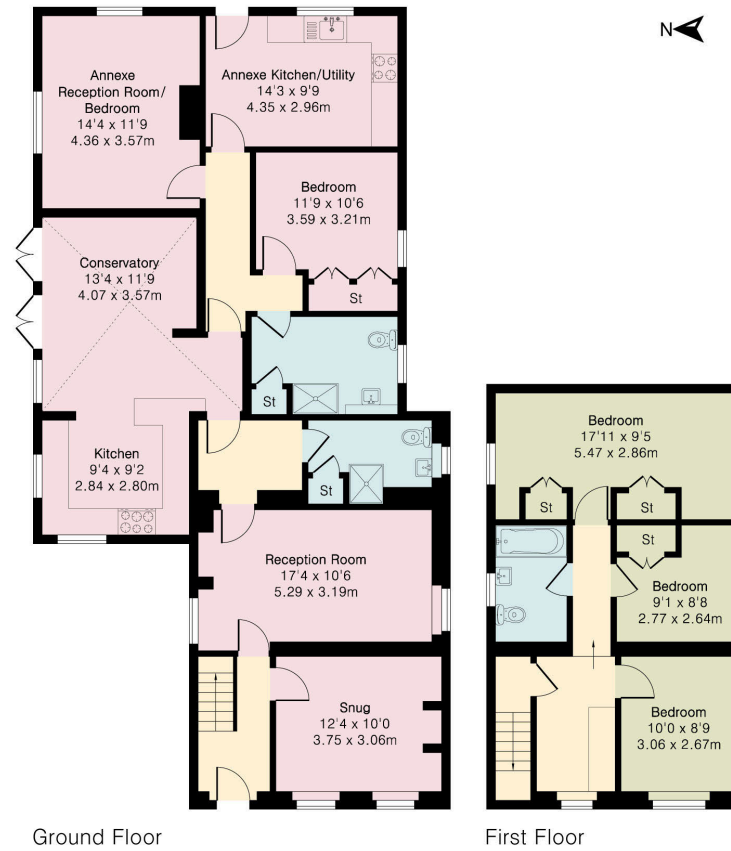




**Approximate Gross Internal Area 1913 sq ft - 178 sq m**

Ground Floor Area 1378 sq ft – 128 sq m

First Floor Area 535 sq ft – 50 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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**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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