

PerryBishop

PROPERTY MADE PERSONAL



Stancombe, Stroud, Gloucestershire GL6 7NF

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Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

- Sought after location
- Flexible living accommodation
- Multi-generational living option
- 1.235 acres inc a paddock
- Beautiful far reaching views
- Commercial use of outbuildings potential.
- Close to amenities
- EPC - E

About the property

Nestled in a tranquil rural setting, this well presented detached 5-bedroom house offers the perfect blend of charm and sophistication. Boasting ample natural light and spacious living areas, this property exudes a welcoming and homely atmosphere. The well-maintained interior features tasteful decor throughout. Step outside to enjoy the picturesque garden and patio, ideal for relaxing or entertaining guests and there is a paddock which is approximately over an acre. Additional highlights the layout is flexible and could be utilised to multi-generational living. There is plenty of off-street parking, and various out buildings providing plenty of space for vehicles and storage, the current owners have used the outbuildings for their business.

Offering a peaceful escape from the hustle and bustle of city life, this property is perfect for those seeking a serene and scenic retreat that also provides the potential to run a business from home. Don't miss the

opportunity to make this beautiful property your new home.

Please note: The parking and outbuildings are currently registered as Commercial with the council.

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

The area of Stancombe is located just on the outskirts of Bisley in Gloucestershire which is set within an area of outstanding natural beauty and is situated on top of the Cotswold Hills about four miles to the east of Stroud. Bisley has two public houses and is a thriving community with numerous organisations and clubs. There is also a farm shop close by with a coffee shop. There is a general store/PO in nearby Eastcombe.

Bisley is close to Stroud which was a major industrial and trading location in the nineteenth century and so needed transport links and first had a canal network known as the Stroud Water Navigation (now the Thames and Severn Canal) both of which are now being restored as a leisure facility.

Stroud is home to two of the country's last remaining state grammar schools. The town's other secondary schools are Archway School, located in the Paganhill area and Thomas Keble School in Eastcombe.



Directions

From our office proceed to the mini island and turn left and follow up Cornhill and follow passing The Playhouse theatre on the left and continue out of Stroud. Follow this road towards Bisley- and the property can be found on the right side of the road in Stancombe.

What3Words: ///cards.obligated.guarded

Services & Tenure

The tenure is Freehold. Mains electricity and water are understood to be connected, with a private septic tank and oil-fired heating system.

Fibre optic Gigaclear boxes have been fitted to connect if required.

Local Authority

Stroud District Council

Council Tax Band D

Our reference

STRVAL/SM/KF/17062025

We'd love to hear from you

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

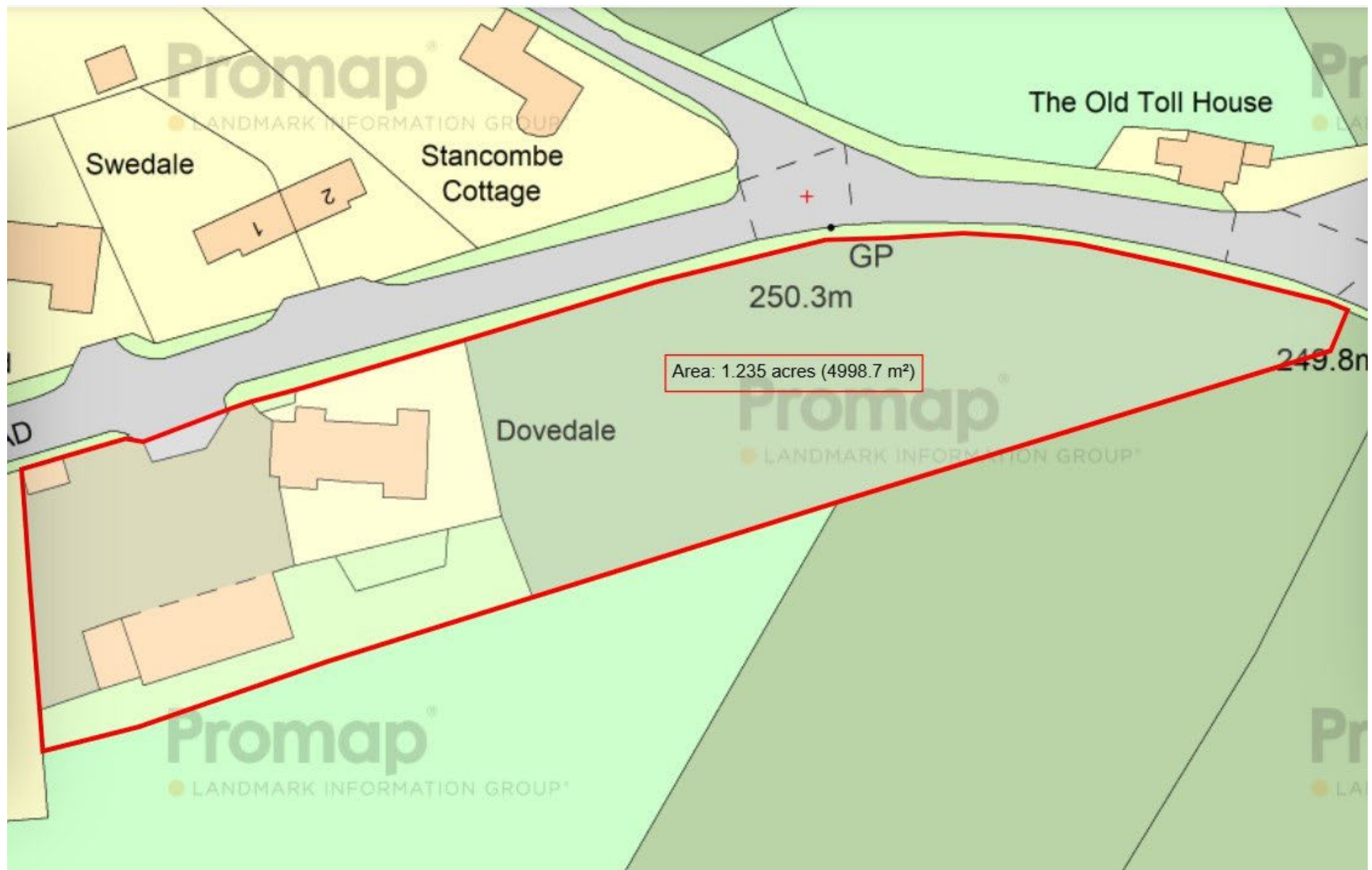
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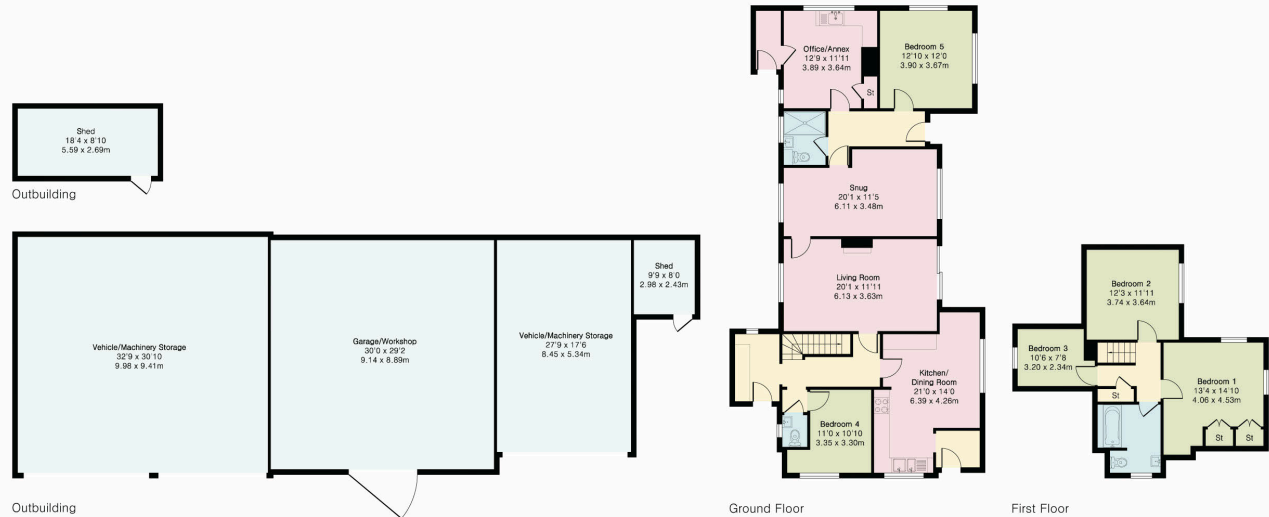


**Approximate Gross Internal Area 1953 sq ft - 181 sq m
(Excluding Outbuilding)**

Ground Floor Area 1422 sq ft - 132 sq m

First Floor Area 531 sq ft - 49 sq m

Outbuilding Area 2569 sq ft - 239 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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