



Court House, France Lynch, Gloucestershire, GL6 8LX

Historic Grade II Listed Manor House
Elevated rural location with views
Vibrant village location
4/5 Bedrooms
4 En-Suite Bathrooms with underfloor heating
3 reception rooms



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Hoyland House, Gyde Road, Painswick, GL6 6RD



James Pyle Holdings Ltd trading as James Pyle & Co. Reg in England & Wales No: 10927906

Approximately 3.3 acres
Approximately 3,542 sq ft

Offers in excess of £1,375,000

‘An historic Grade II Listed 16th Century Cotswold manor house renovated and situated within c.3.3 acres in an elevated location with delightful valley views’

The Property

Court House is an impressive and historic Grade II Listed Cotswold manor house dating back to the early 16th Century which has been renovated and extended to a high standard yet retaining a wealth of its original character throughout. The property is situated in a peaceful elevated and rural position overlooking the village of France Lynch with lovely south west views across the valley and the surrounding Cotswold countryside. The beautifully presented accommodation is arranged over three floors and extends in all to 3,542.sq.ft/329.sqm providing comfortable family living with a high specification finish.

The ground floor comprises an entrance hall with cloakroom off, dining room with inglenook fireplace and underfloor heating, living room with wood burner and double doors to the garden plus a study. At the heart of the house is the beautiful bespoke kitchen/breakfast room benefiting from underfloor heating with a large island and

plenty of built in appliances with doors opening to the front and the views and a large utility room off. On the first floor the impressive master bedroom has ample built in storage and stylish modern en-suite with separate bath and shower and underfloor heating whilst there are three further double bedrooms all with en-suite shower rooms which benefit from underfloor heating as well. On the second floor there is an impressive attic room with stunning exposed beams and could be utilised as a fifth bedroom or home office.

The house is set within c.3.3 acres and is accessed via a private drive leading to ample gravel parking to the front of the property and the newly built garage which has a 'green roof' terrace taking in the stunning views. There are good sized gardens to both front and rear are predominately laid to lawn whilst an access over the front leads to the gently sloping paddock.



Situation

The property is situated in a vibrant village location within France Lynch and with Chalford Hill nearby surrounded by fields and a rolling Cotswold landscape and enjoying lovely views and many country walks and other outdoor activities. France Lynch has a lovely country pub within walking distance whilst Chalford Hill and the immediate area has a wide range of shops, amenities, secondary school, sports and recreational facilities.

The property is readily accessible to Stroud and Cirencester where there are more comprehensive facilities and services whilst Stroud has a Waitrose and many other facilities. Fast trains to London Paddington are available from nearby Kemble station whilst private education is available at Beaudesert Park, Wycliffe and Westonbirt School. Cheltenham and Gloucester are also easily commutable as is access to both the M4 and M5

Directions

Sat Nav Post Code GL6 8LX. From the A419 at Chalford, turn right up Old Neighbourhood Hill and after half a mile turn right for Chalford Hill village. Turn right again and before Sawyers electrical shop, turn left into Burcombe Way. Follow the lane to a cross roads and bear right into Highfield Way and follow the lane around to locate the property on the right hand side.

Local Authority

Stroud District Council

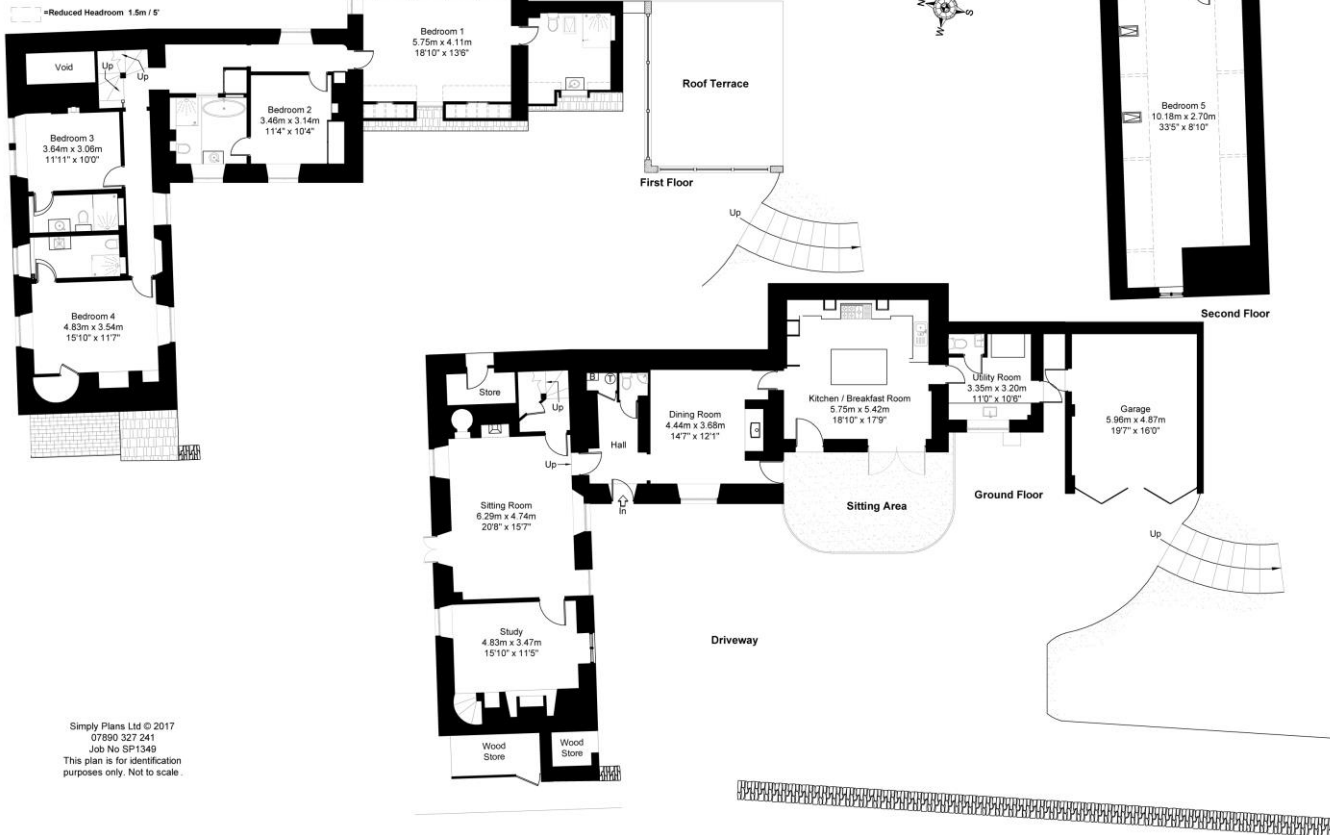
Council Tax Band

G £2,745



The Court House, France Lynch, Gloucestershire

Gross Internal Floor Area Approx -
 House 329 sq metres / 3541 sq Feet
 Garage 29 sq metres / 312 sq Feet
 Total 358 sq metres / 3853 sq Feet



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