

CLIMPERWELL COTTAGE

NEAR BRIMPSFIELD, CHELTENHAM, GLOUCESTERSHIRE GL4 8LQ



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**A well presented detached period
Cotswold stone cottage with
planning permission to extend,
beautifully situated off a quiet
country lane in a peaceful
woodland setting**

Sitting room • Dining room • Kitchen/Breakfast/Living room with
AGA • Study/Bedroom 5 • Cloakroom/Shower room
• Utility room/Rear hall

Four double bedrooms • Landing/study area • Family bathroom

Parking • Double garage • Swimming pool • Terraces • Garden

Cheltenham 8 miles • Cirencester 11 miles • Gloucester 8 miles
• Stroud 6 miles • Swindon 25 miles • Bristol 40 miles • M5 (J11A)
6 miles • M4 (J 15) 26 miles • Stroud Station 6 miles (Paddington
1 hr 35 mins) • Kemble Station 16 miles (Paddington 80 minutes)
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on the
last page of the text.





Situation

- Climperwell Cottage is beautifully situated off a quiet country lane in an enchanting woodland setting with a scattering of character homes nearby. The location, although rural, is not remote with neighbouring properties along the lane, and the village of Brimpsfield (mentioned in the Domesday Book) only one mile away. The property is surrounded by glorious countryside, designated as an Area of Outstanding Natural Beauty, that attracts walkers, cyclists and riders alike.
- Communication links are extremely good: the A419/417 is only 2 miles away, giving access to both the M5 and M4. Train services to London Paddington run regularly from nearby Stroud and Kemble. The three local centres of Cheltenham, Cirencester and Stroud, provide extensive facilities, both recreational and educational, the latter to include Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar School. Also close by are Rendcomb College, Beaudesert Park and Hatherop Castle Prep Schools. More locally, Birdlip Primary School is recognised for its high standards and good academic achievements.
- The villages surrounding Climperwell Cottage offer a strong community feel. Brimpsfield itself has a music society supporting young musicians in the county and a medieval church. Longdole Livery Yard and Polo Club is less than a mile away from the property. Also, within close proximity are The Fostons Ash Inn, The Black Horse Inn at Cranham and The Butchers Arms at Sheepscombe. Slightly further afield is The Green Dragon at Cowley, along with the beautiful country house hotel, Cowley Manor.

Climperwell Cottage

- Climperwell Cottage is a well appointed, detached country cottage with origins dating back, we believe, to the early 19th century. Built of mellow Cotswold stone, the original dwelling and later additions flow seamlessly to provide a comfortable and spacious home with period features.
- The living accommodation, which is arranged over two floors, extends to approximately 2,350 sq. ft. Planning permission has recently been granted (ref: 17/01120/FUL) to extend the cottage, adding a boot room and providing an en suite shower room to one of the bedrooms, as well as rebuilding the existing garage to provide garaging, a gymnasium and a bedroom/home office with shower room above.
- Of particular note, is the kitchen/breakfast/living room, a fabulous room which extends to almost 28 ft and provides the principal living area. The kitchen is fitted with a custom made range of units, granite work surfaces, an electric AGA Total Control with companion (providing 5 ovens), a concealed dishwasher, fridge/freezer, and a central island unit with breakfast bar.

There is a stone tiled floor throughout and, at the seating end, glazed double doors open onto steps leading up to the swimming pool.

- Both of the main reception rooms are charming and each has an Inglenook fireplace fitted with a wood-burning stove. On the first floor there is an attractive landing with study area, four double bedrooms and a large luxurious bathroom with a slipper bath and separate shower cubicle.

Gardens and grounds

- The cottage is approached via a tarmac drive which sweeps up from the lane through double timber five-bar gates to a car parking and turning area to the front and side of the property.
- There is a double garage with an electric up-and-over door and a wood store adjacent to the drive. The drive is flanked by a low Cotswold stone wall and a mature Beech hedge.
- Wide shallow steps lead up passed the front of the cottage to the swimming pool with a large patio area beyond. A gravelled path leads up to a raised split-level area of decking, ideal for outside dining. The gardens are mainly laid to lawn and adjoin a field to the rear.

Services

Mains water and electricity are connected. Private drainage.
Oil fired central heating.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. Specifically, all ceiling and wall light fittings, curtain poles and fitted carpets are included in the sale. All others, such as curtains, garden ornaments etc., are excluded but may be made available by separate negotiation.

Local authority

Cotswold District Council. Telephone 01285 623 000.
Council Tax Band: G

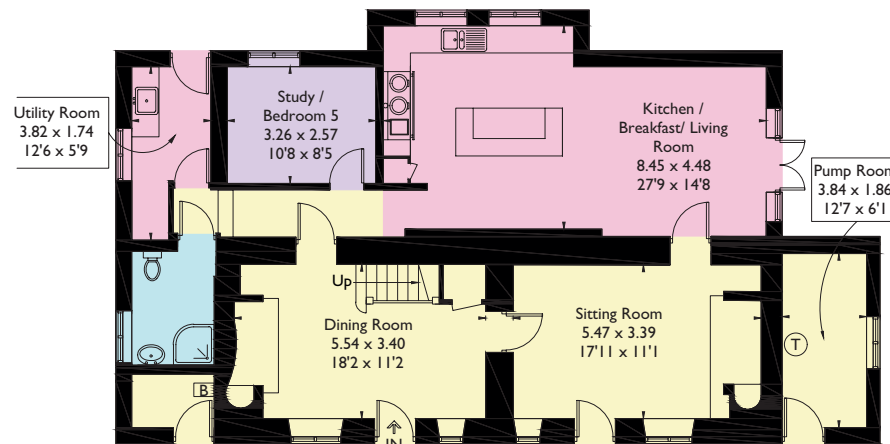
Directions (GL4 8LQ)

From the A417, take the exit signposted to Birdlip. Proceed into the village, passing The Royal George Inn on the right hand side. Turn immediately left onto the B4070, signposted to Stroud. Proceed for approximately 1½ miles and turn left at the small crossroads, signposted to Climperwell. Follow the lane down to the bottom, passing Climperwell Farm and just before the hill starts to climb, the drive to Climperwell Cottage (and property name sign) will be seen on the left hand side.

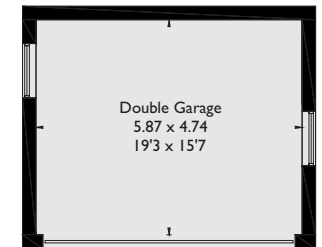
Approximate Gross Internal Area = 216.9 sq m / 2335 sq ft

Garage = 27.8 sq m / 299 sq ft

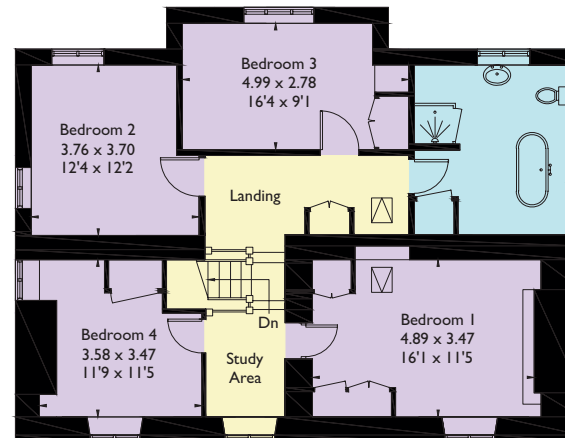
Total = 244.7 sq m / 2634 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



01285 659 771

Dyer Street, Cirencester,
Gloucestershire, GL7 2PT
cirencester@knightfrank.com

KnightFrank.co.uk

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