

BROOKTHORPE COURT

BROOKTHORPE, GLOUCESTERSHIRE



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**A very attractive principal part of a
Grade II * Listed 16th Century former
Manor House**

Entrance Hall • Sitting room • Snug/Study • Kitchen/breakfast room
with Aga • Utility room/Wet room and cloakroom

Four double bedrooms • One bathroom

Outbuildings providing garaging • A former stable and workshop
• Parking • Gardens

Gloucester 4.5 miles • Painswick 4 miles • Stroud 5 miles
(Paddington 1 hr 40 mins) • M5 (J12) 4 miles • Cheltenham 12 miles
• Bristol 32 miles (airport) • Birmingham 60 miles
(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.





Brookthorpe

- Brookthorpe Court is situated close to the 13th Century St Swithin's Church at the northern end of Brookthorpe, a small village located between Gloucester and Stroud, within easy reach of Junctions 11 and 12 of the M5 motorway. Amenities within the village include a pub and a farm shop, and the nearby village of Stonehouse provides for most everyday needs.
- Brookthorpe lies just below the Cotswold escarpment, which forms an impressive wooded backdrop to the village, on the fringe of the Cotswold Area of Outstanding Natural Beauty.
- The Cathedral City of Gloucester and the regency town of Cheltenham are within easy driving distance and provide an extensive range of shopping, recreational facilities and cultural activities. State and private schools in the area include Wycliffe College, Marling, Stroud High, Beaudesert Park and the Cheltenham Ladies and Boys Colleges.
- There are many leisure and recreational opportunities in the area including golf at Painswick, Cotswold Edge and Minchinhampton, The Wildfowl Trust at Slimbridge and racing at Cheltenham.

Brookthorpe Court

- Brookthorpe Court is a handsome semi-detached principal part of a Manor House believed to date back to the 16th Century.
- The house, which is Grade II* Listed as being of Special Architectural and Historic Interest, is one of five houses forming this small and charming private residential estate.
- Brookthorpe Court is built in the Cotswold vernacular style of gabled stone elevations, with stone mullioned windows, under a traditional Cotswold stone tiled roof.
- The accommodation, which is beautifully presented, is arranged over three floors. The excellent sized kitchen/dining room with Aga, beautiful large sitting room and study/snug with wet room are all accessed off the impressive hall. From the hall stairs lead up to the first floor with three bedrooms and a family bathroom. On the second floor is a fourth bedroom and a study
- The house is full of period charm and character features including carved stone fireplaces, stone flagged floors, ceiling beams and a beautiful timber staircase.

Gardens and Grounds

- The house is approached via a drive which leads to a parking area in front of the house.
- To the side of the drive there is an area of lawn and two outbuildings which are used for storage and garaging.

- The main garden lies to the rear of the house and comprises areas of level lawn and a terrace which is perfect for alfresco dining, with a south easterly aspect.

- There are well stocked flower borders, shrubs and trees.

Planning

Planning permission was granted on the 10th April 2017 for a single story extension added to the ground floor to create a further reception room. Application ref S.17/0355/LBC

Services

Mains electricity and water connected. Private drainage.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Stroud District Council. Telephone 01453 766 321.

Viewings

Viewing is strictly by prior appointment.

Directions (Postcode GL4 0UJ)

From Stroud take the A4173 towards Gloucester. After about 5 miles, upon reaching the village, continue through the village passing The Four Mile House pub on the left and over a mini roundabout. After passing a set of white wrought iron gates on the left, turn left into a private drive and the entrance to Brookthorpe Court is the first on your left.

Approximate Gross Internal Area = 234.8 sq m / 2527 sq ft
Outbuildings = 76.9 sq m / 828 sq ft
Total = 311.7 sq m / 3355 sq ft



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