



**Church House, Church Hill, Bisley, Stroud, GL6 7AB**

**Asking Price £695,000**

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# Church Hill, Bisley, Stroud, GL6 7AB

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A fine example of an extended Grade II listed Cotswold stone house located by the Church in this elevated traffic free location, within the popular picturesque heart of Bisley. This beautiful house offers much charm and character throughout to include some exposed Cotswold stone and beams, flagstone flooring, mullion windows & solid wood floors. You enter through the entrance vestibule into the snug/dining room with wood burner and access to both the sitting room and kitchen breakfast/dining room. The sitting room is light and airy with wood burner and views over the garden on two sides. The kitchen/breakfast room has tall ceilings and provides a range of wall and base units with solid worktops and a range of integrated appliances and leads through into a useful utility area with ample storage, access to the garden and a cloakroom. The first floor hosts two bedrooms with views, character and storage. As noted from the floorplan a further occasional bedroom is located on the second floor in the attic space with the vendors currently using it as an office. The family bathroom is located on the first floor, again light and bright with a 4 piece bathroom suite.





#### Amenities

The village of Bisley is regarded as one of the most attractive in the area situated approximately 4 miles to the east of Stroud, high on the Cotswold hills with its own shopping and schooling facilities, two public houses and church, as well as the area being a particular feature set amidst the picturesque rolling Cotswold countryside. Further benefits include a community composting scheme and a community orchard. The location is also an advantage as all the major centres of the region such as; Gloucester, Cheltenham, Cirencester, Bath, Bristol and Swindon are all commutable via the M5/M4 motorway networks and mainline railway stations for London and Birmingham, ideally placed for an extensive range of educational, leisure and shopping facilities with excellent grammar schools for girls and boys, as well as nearby independent schools

#### Directions

Church Hill is a small road leading to the church. As you come along the high street, past the post office and village shop on your left, the property is set back out of sight from the High Street and accessed via a pathway. Park on the High Street, proceed on foot into Church Hill, but take the left path until you see the gate with Church House on it.

#### Entrance Vestibule

Via double wood and glass doors, seat with cupboard, tiled floor, stone Mullion window, pitched ceiling, door into snug



#### Snug/Dining Room

14'6" x 11'2"

Sash window to the front, wood burner to chimney breast, terracotta tiled floor, old school style radiator, latched door to kitchen, wooden door to sitting room

#### Sitting Room

15'9" x 13'7"

Wood burner to oak mantle and tiled hearth, sash window with seat to the front, stone mullion leaded window and seat to side, double radiator, wall light points, shelved cupboard, inset bookcase.

#### Kitchen/Breakfast/Dining Room

18'5" x 9'5"

A good size room with tall ceilings, a selection of wall and base units in a shaker style. Integrated dishwasher, range style electric cooker with a five ring gas hob and stainless steel extractor over, two radiators, wood flooring, recessed and pendant lighting, solid wood kitchen worktops with sink and mixer tap, stone window to the rear garden with deep sill, leaded double glazed window to the side, stable door to garden. Opening into the utility room.

#### Utility Room

10'7" max x 9'2"

Flagstone flooring, wood staircase to the first floor, utility cupboard with plumbing for washing machine and surrounding shelving. Under stairs larder cupboard, stone Mullion window to the garden with distant view, opening to the rear lobby.





**WC**  
Stone flooring, WC, Belfast sink, opaque single glazed window, gas fired boiler.

**First Floor Landing**  
Exposed wooden floorboards, space saver staircase to the attic room, doors to.....

**Master Bedroom**  
16'2" max x 10'7"  
Sash window to the front overlooking the garden, beautiful stone Mullion leaded window to garden with seat beneath and countryside view beyond, double radiator, built-in wardrobe.

**Bedroom 2**  
13'7" x 11'3"  
Cast iron fireplace to stone mantel, sash window to garden, tall pitched ceiling, recessed lights, double radiator.

**Bathroom/Shower Room**  
10'8" max x 9'4"  
A surprisingly large bathroom with tall pitched ceiling. Comprising a WC, twin wash basin set to a countertop with storage beneath, panelled bath with mixer and shower handset, separate shower cubicle, shelved recess, sealed unit double glazed window overlooking the garden and countryside view, stone



Mullion window, Velux window, airing cupboard with hot water cylinder, designer heated towel rail, oak beams, recessed lights.

**Top Floor**

**Attic Area**  
16'3" x 13'7" appx at floor level 6'2" to beams  
With a pitched ceiling, wooden beams, latch window over garden, double radiator leaded Mullion window with views. Currently used as an office but sometimes used as an occasional bedroom.

**Outside**

**Gardens**  
The house is approached via a picket style gate with house name on the front. As you enter, you will see some wonderful gardens with a medlar tree and paved pathway which widens in front of the house. There is an orchard to the left and well stocked flower and shrub beds. a path continues to the side lawn area of garden where lovely views can be seen over Bisley and down the Toadsmoor valley. There is a wisteria to the side elevation and a vine. Stone steps by a former covered store area lead down to a stepped pathway and an area laid to crushed stone with vegetable beds to the edge of the boundary. This continues to meet the orchard which has various trees to include apple, pear, plum, maple and chestnut trees. At the back is a kitchen garden with further trees to include





bramley apple, plum, redcurrants and raspberries. Bound by a stone wall surround with greenhouse and shed incorporated along with a log store, pergola and outside tap.

Grade II Listed. No onward chain. Located within a conservation area. All mains services are connected, Gigaclear broadband.

Tenure  
Freehold

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

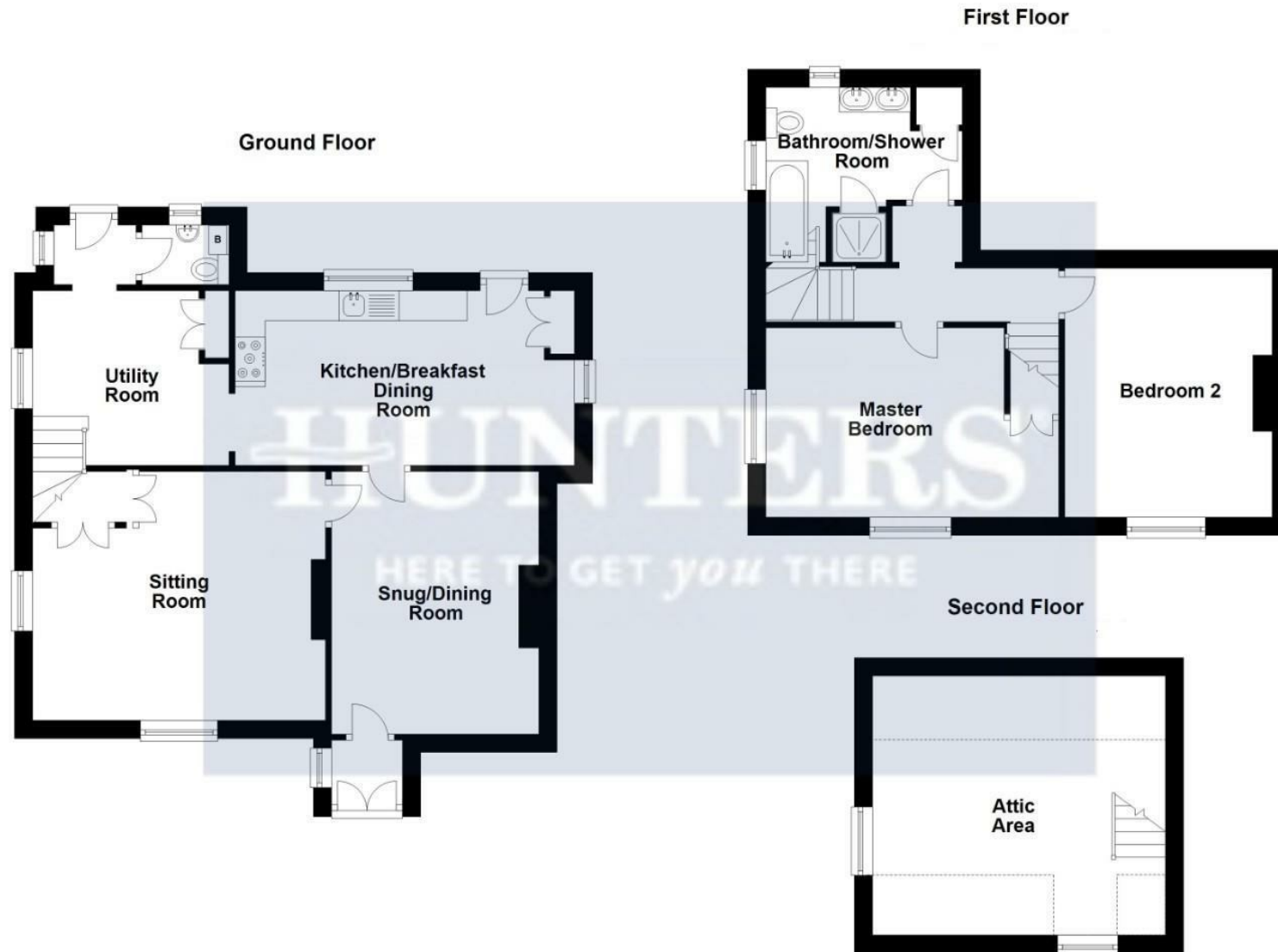
Council Tax Band G

Other Information

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
 01453 764912 | Website: [www.hunters.com](http://www.hunters.com)





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