



CHURCHEND FARM, SLIMBRIDGE, GLOUCESTERSHIRE, GL2 7DF



CHURCHEND FARM  
SLIMBRIDGE  
GLOUCESTERSHIRE  
GL12 7DF

*"A versatile property set in Beautiful gardens "*

#### SITUATION

"The village of Slimbridge sits on predominantly level lands to the south-west of Stroud within the Severn Vale. The nearby area is popular for country walks including the tow-path meandering along the Gloucester and Sharpness Canal. Attractions locally include the Wildfowl and Wetlands trust, founded by Sir Peter Scott, Berkeley Castle, and Cattle Country Adventure Park. The nearby village of Cam offers a range of day to day facilities including supermarket, doctors, dentists and café whilst the market town of Dursley (approximately 4 miles away) has a more extensive range of schools including a secondary school, numerous supermarkets and independent shops together with extensive eating and leisure facilities. The popular 'Stinchcombe Hill' golf course spans the hilltops above the town, also a popular area for equine enthusiasts. Transport links within the area are good with the proximity of the M5 motorway just 6 miles away providing access to the major towns and cities of the region including Bristol, Gloucester and Cheltenham. Mainline railway services to Bristol are available from Cam station (within 2 miles), and to London, Intercity services are available from Stonehouse and Stroud stations."





## DESCRIPTION

An impressive Grade II listed period house positioned within walking distance of the church, school & shop boasting generous family accommodation steeped in history and character. The property is believed to date back to the 18th century and is currently run as an incredibly successful Bed & Breakfast. Period features are prominent throughout, including tessellated tiled floors, bay windows to the side elevation, feature fireplaces and exposed A-frame beams. Accommodation is positioned across 3 floors. On the ground floor this consists of entrance hall, inner hallway, snug, dining room, sitting room, kitchen/breakfast room, utility/boot room and a shower room. On the first floor two bedrooms enjoy use of en-suite facilities whilst two further bedrooms are served by the family bathroom. A study can also be located on this floor. On the 2nd floor a further three attic bedrooms and a generous family bathroom can be found.

## OUTSIDE

A long driveway leads to the rear of the property where a gravelled driveway provides parking for multiple vehicles. From here a 5-bar gate leads into the garden, which is mainly laid to level lawn and is fully enclosed. An array of mature borders and beds offer colour throughout the year with a mixture of mature trees. Many useful outbuildings offer multiple uses, including two sheds, a wood store, a garden store and a workshop with stairs leading to the first floor office space. At the front of the property wrought-iron fencing and a gate offers access into the front garden with a path leading to the main entrance.







# Churchend Farm, Slimbridge, Gloucestershire

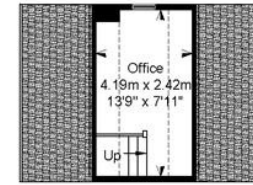
House Approximate IPMS2 Floor Area 394 sq metres / 4241 sq feet  
 Workshop / Office 32 sq metres / 345 sq feet  
 Storage Area 18 sq metres / 193 sq feet

Total 444 sq metres / 4779 sq feet  
 (Includes House Limited Use Area 30 sq metres / 323 sq feet)  
 (Includes Office Limited Use Area 5 sq metres / 54 sq feet)

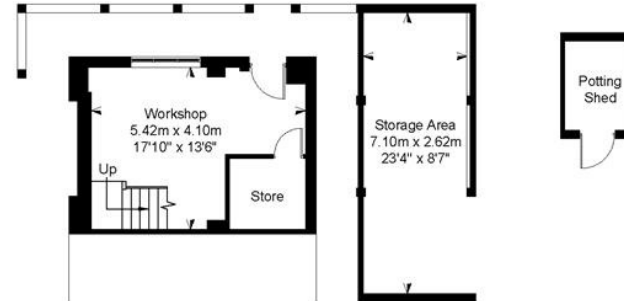
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This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

Outbuildings  
 Not Shown In Actual Location Or Orientation



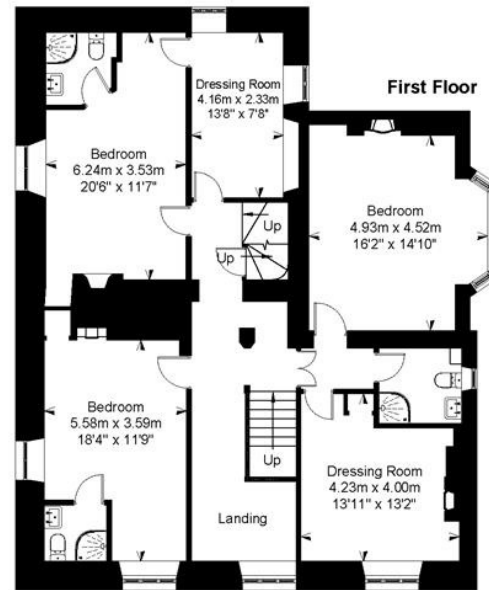
Office  
 First Floor [ ] = Limited Use Area



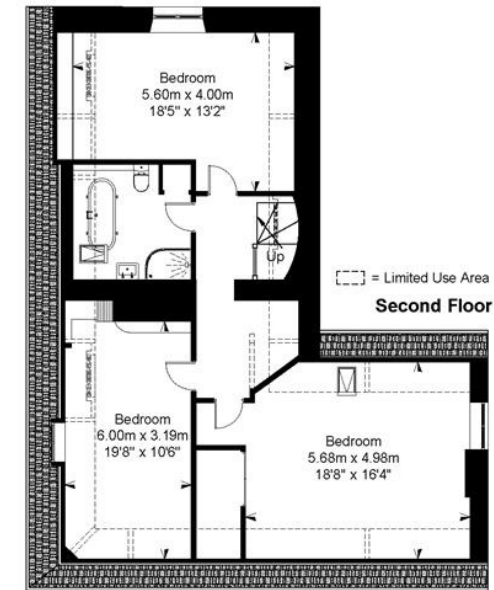
Workshop  
 Ground Floor



Ground Floor



First Floor



[ ] = Limited Use Area  
 Second Floor

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