



A

ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



, MABERLEY, CHURCHILL ROAD, BRIMSCOMBE, STROUD, GL5 2TT

The Property

A stunning detached four bedroom family home set in the hamlet of Brimscombe. Wonderful views across the valley. Enjoyed by the owners for over 35 years.

The property sits central to a delightful plot with flat gardens surrounding it. Approached from a five bar gate onto a block paved driveway with parking for three cars up to a detached garage. A handsome house that is double fronted with mullion surrounding the windows. Grounds surround the driveway with a wealth of planting and pathway leads to the front and rear of the property.

From the front a delightful and private lawned garden with pathway leading to the front entrance. Internally entrance hall with stairs leading to the first floor and doors off to all sitting room, dining room, study, cloakroom and kitchen.

A lovely sitting room with bay window to the front overlooking the gardens and the valley. French doors to the side open to the garden. Lovely exposed stonework. A charming fireplace with stone surround and mantle. A very good sized dining room with a bay window to the front lovely garden and valley views. A great study/playroom and downstairs cloakroom.

A fitted kitchen with a wealth of base and wall mounted cabinets, complete with freestanding Range electric cooker, extractor and fridge. Window to the side overlooks the garden and door leads into the garden room. A great utility room complete with fitted cabinets and space for appliances. Garden room all double glazed with doors to the garden with lovely valley and garden views.

To the first floor two lovely double bedrooms to the front both having fitted wardrobes and fantastic views. Two further bedrooms and a modern four piece family bathroom.





Outside

Outside

The grounds surround the property, to the front open lawns with a wealth of well stocked border provide mature shrubs and trees. A selection of fruit trees. A lovely paved sun terrace sits central to the front surrounding by Cotswold chippings opening to lawns. A pathway to both sides of the garden leads to the rear.

A further terrace outside the garden room with raised borders, pond, along with the greenhouse and access to the driveway.

Driveway provides parking for three cars on a block paved driveway with a five bar gate. A large single garage with electric roller door to the front. A further pathway to the side leads up to a garden gate.

The pathway continues around the side of the house to the front where there are a selection of established trees, shrubs and a shed. The garden is laid to lawn with a paved pathway and terraced area perfect for enjoying a glass of wine whilst relaxing.

A hedgerow runs along the perimeter of lawn and a gate allows access to a compost area and bank below, to the right there are mature fruit trees and an established vegetable garden.

To the side the pathway leads around to the garden room with a lawned area, miniature pond and wooden pedestrian access gate.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band D and EPC rating C



Location

Brimscombe is just under two miles into Stroud. A short drive to Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark in Stroud and The Long Table offering great social events.

The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts. The well-known weekly Farmers Market and indoor Five Valleys shopping centre.

An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. A wealth of local pubs and restaurants. .

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beadesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away.

Stroud has good transport links direct to Paddington approx (90 minutes) by train. Easy access to both the M4 & M5 motorways to London, Bath and Bristol.



Directions

From Stroud follow the London road out of town towards Cirencester, continue about two miles and there is a turning on the left Toadsmoor Road signposted Bussage. Turn left and then immediately turn right onto Churchill Road. The property is the first house on the right and has a wooden five bar gate and is denoted by our sale board, buy the pedestrian gate. What3words [///contents.fuzz.stump](https://www.what3words.com/contents.fuzz.stump)



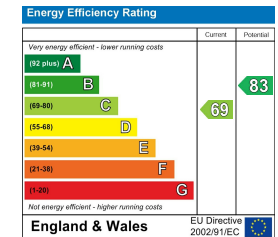
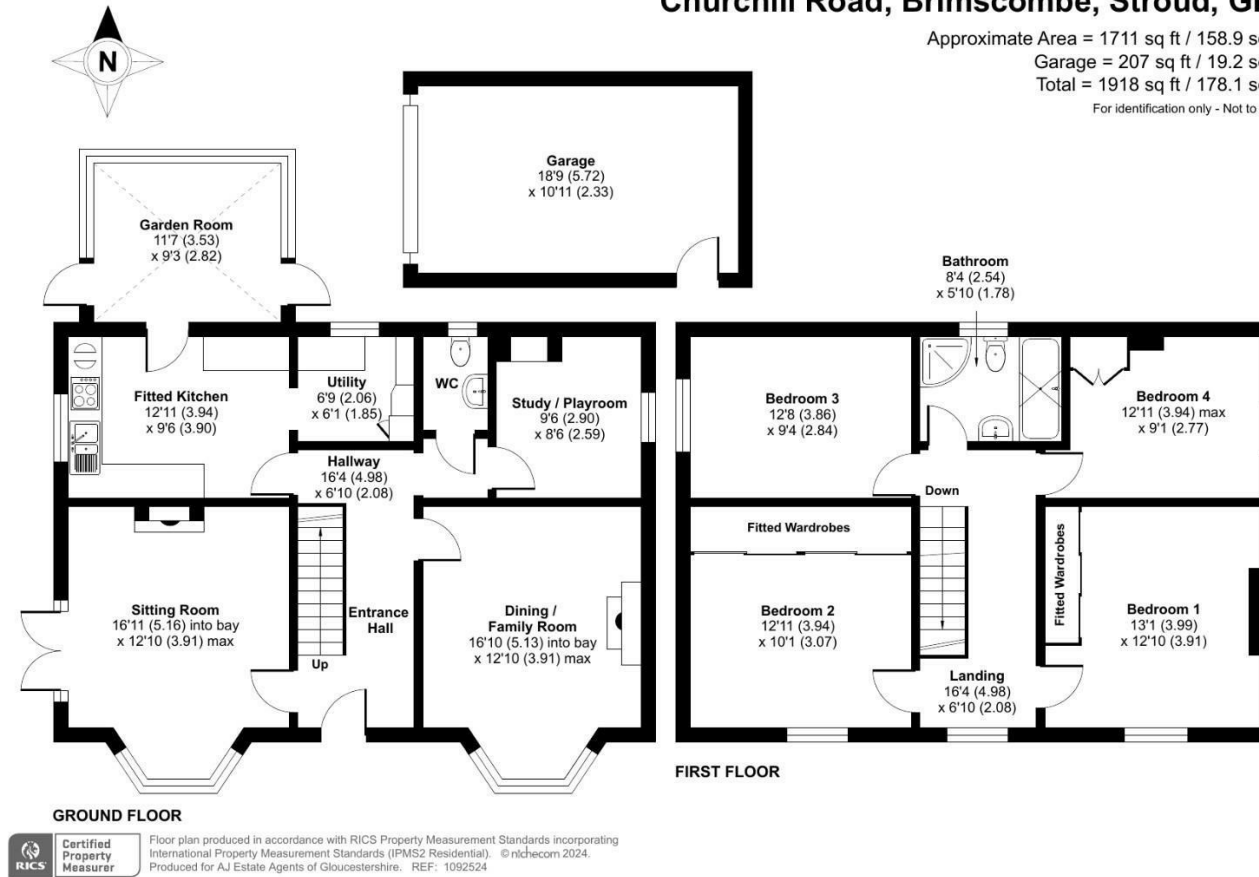
Churchill Road, Brimscombe, Stroud, GL5

Approximate Area = 1711 sq ft / 158.9 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1918 sq ft / 178.1 sq m

For identification only - Not to scale



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