

A photograph of a two-story stone house with a slate roof and two dormer windows. The house has a modern extension on the right side with a glass door and a dark blue roof. The house is surrounded by a green lawn and a gravel driveway. There are trees and bushes in the foreground and background.

Birdlip View, Cirencester Road, Birdlip, Gloucestershire

Located on the edge of the village with stunning far-reaching views, a detached Cotswold stone house with high quality contemporary finishes.

Birdlip View

Tucked away at the end of a no-through lane on the edge of the village, Birdlip View occupies a private position with great views over the rolling farmland surrounding.

Recently the subject of a comprehensive renovation, the original cottage has been opened up on the ground floor to create a contemporary open plan living space which features exposed stone walls and charming window seats. Stairs lead up from the main reception room to a contemporary extension that incorporates a stylish kitchen and then a dining room arranged in an 'L' shape that opens onto a very private south-facing courtyard.

A practical utility room, a large reception hall and a cloakroom complete the ground floor.

Upstairs, there is a principal bedroom suite on the second floor that enjoys the most amazing view from a large picture window. On the first floor, there are three more bedrooms and a very well appointed family bathroom.

Outside, there is off road parking and gardens that wrap three sides of the property taking in the stunning views to the south.

Carport, Garage and Annexe.

Planning permission has been GRANTED (ref. 21/02208/FUL) to build a detached car port to the front and side of the property. Separately, planning consent has also been GRANTED to build (ref. 23/01233/FUL) a double garage with an annexe above it to be sited behind the property.







Location

Birdlip is a lovely Cotswold village located 6 miles to the south of Cheltenham, within easy reach of Cirencester and Swindon via the A417.

Set within an Area of Outstanding Natural Beauty, this charming village is surrounded by some beautiful countryside. It is well known for its walking and riding being close to the Cotswold Way. The village has a primary school, rated 'good', with a playgroup and after-school club, village hall and church in addition to the Royal George Hotel.

Whilst distinctively semi-rural, the charm of Birdlip is its close proximity to larger towns, which offer excellent restaurant, recreational and sporting facilities. Cheltenham 6 miles, 8 miles to both Stroud and Gloucester and 10 miles to Cirencester. The A417 provides direct access to Gloucester and Cirencester in addition to both the M4 and M5 Motorways.

Property Information

Local Authority Cotswold district council

Council Tax Band F

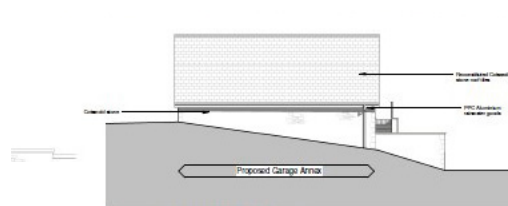
Services Mains water, waste and electricity. Oil fired central heating

Guide Price £1,050,000

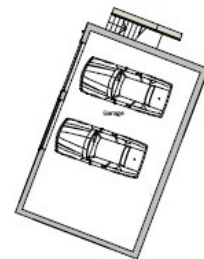


Proposed Ground Floor Site Plan
1 : 100@A1

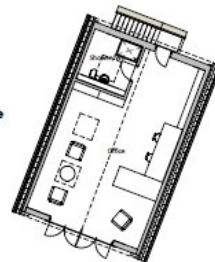
Site plan to illustrate location of approved garage and annex.



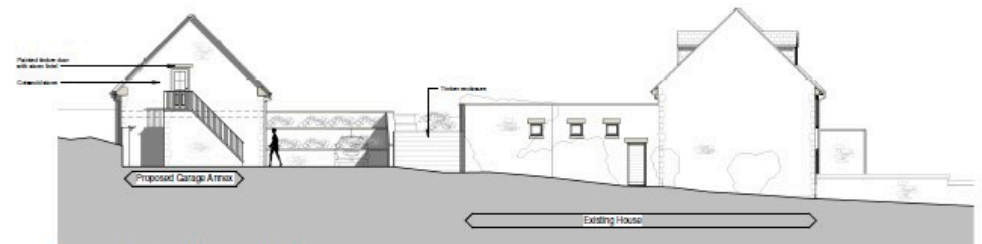
Proposed South West Elevation
1 : 100@A1



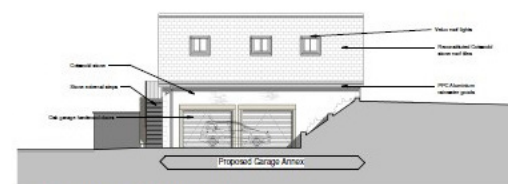
Proposed Lower Ground Floor Plan - Garage
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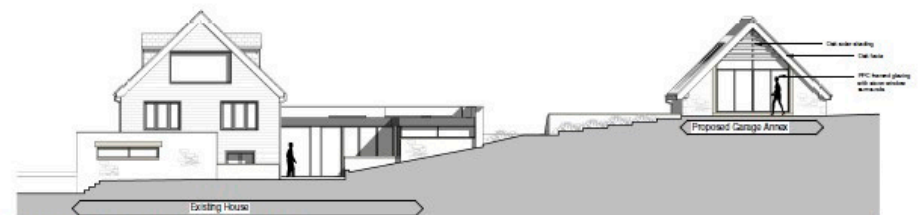
Proposed Upper Ground Floor Plan - Annex
1 : 100@A1



Proposed Street Elevation North East
1 : 100@A1



Proposed North West Elevation
1 : 100@A1



Proposed Rear Elevation South West
1 : 100@A1

Approximate Gross Internal Floor Area

Total Area: 209.4 sq.m / 2,254 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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