

Middle Knapp  
Brimpsfield  
Gloucestershire



## A charming detached Cotswold stone village house.



Birdlip 1.4 miles, Cheltenham 7.5 miles, Stroud train station 8.7 miles (London Paddington 1 hour 35 mins), Cirencester 9.5 miles (All distances and times are approximate)

# Location

Brimpsfield is an unspoilt Cotswold village surrounded by countryside with a fantastic community feel. The village is in the Cotswold AONB and is made up of traditional stone houses and cottages in the classic Cotswold style. Communication links are extremely good with the A419/417 only 2 miles away, giving access to both the M5 and M4. Train services to London Paddington run regularly from nearby Stroud and Kemble. The three local centres of Cheltenham, Stroud and Cirencester provide extensive facilities, both recreational and educational, the latter to include Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar School. Also close by are Rendcomb College, Beaudesert Park and Hatherop Castle Prep Schools. More locally, Birdlip Primary School is recognised for its high standards and good academic achievements.

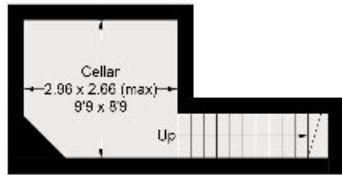
# The Property

Middle Knapp is a charming detached Cotswold stone village house. Built of natural local stone with a traditional stone tiled roof, the property has had previous refurbishment works throughout. The well-presented accommodation is arranged over two floors and extends to just over 1,700 sq ft in total. Character features have been retained where possible and include a fireplace in the sitting room, which is now fitted with a wood burning stove. Of note is the kitchen / dining room an excellent sized family room, which is fitted with a custom-made range of floor and wall mounted cupboards and work-surfaces. French doors lead off the kitchen onto a gravelled area perfect for outside enter-taining.

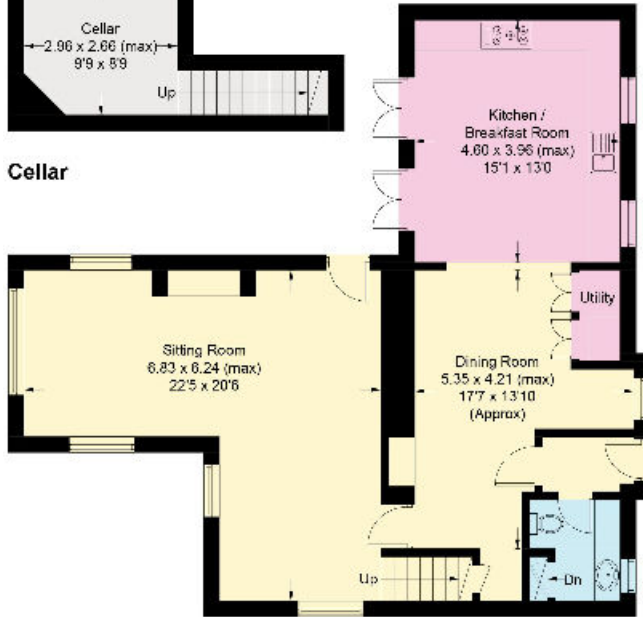


## Middle Knapp

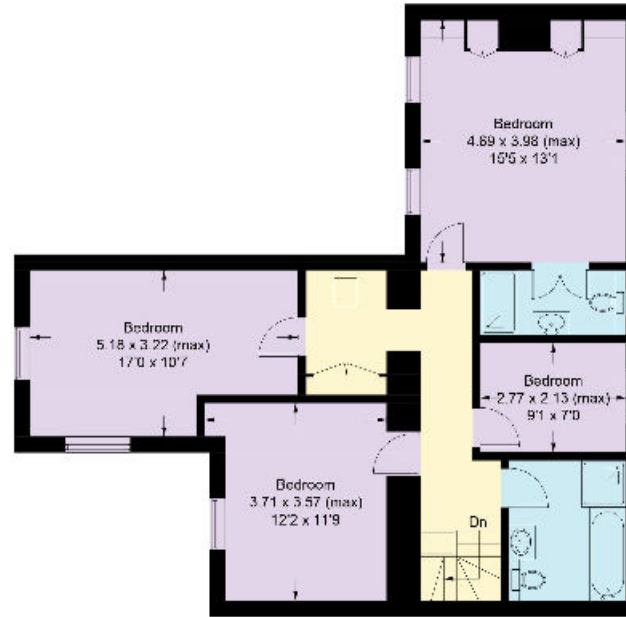
Approximate Gross Internal Area = 1732 sq m / 160.9 sq ft  
 Cellar = 111 sq m / 10.3 sq ft  
 Total = 1843 sq m / 171.2 sq ft



Cellar



Ground Floor



First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID805884)

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**I would be delighted to tell you more.**

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## Garden and Grounds

The garden is split over two levels. The lower level has a gravelled area with an old feature well and the upper level has a grassed lawn boarded by hedges and fencing. To the front of the property and the other side of the lane is two private parking spaces. There are rights of access to the rear of the property for bin storage down a driveway to the side.

## Directions (GL4 8LD)

From Cirencester head north on the A417 towards Cheltenham. At the end of the dual carriageway and at the roundabout, take the first exit sign posted Brimpsfield. Continue down the lane and into the village. At the T junction opposite the memorial, proceed straight for approximately 100 yards and take the first right into The Knapp. Continue up the hill and Middle Knapp can be found on your left-hand side.

## Services

Mains electricity and water, oil fired central heating and private drainage. Ultra-fast fibre broadband is available.

## Local Authority

Gloucestershire County Council: 01452 425 000



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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 October 2021. Photographs and videos dated October 2021.

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