

Little Orchard


Bismore, Eastcombe, Stroud, Gloucestershire







A charming four bedroom double fronted
Cotswold stone cottage set in beautiful private
wooded gardens in a tranquil hamlet just below
the village of Eastcombe.

Bisley 2 miles | Stroud 5 miles | Kemble Train Station 10 miles | Cirencester 12 miles | Cheltenham 14 miles
Gloucester 14 miles | Bath 31 miles (All distances are approximate)


4


2


3

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen | Dining room | Sitting room | Study | Conservatory | Utility room | WC
First Floor: Principal bedroom with en suite bedroom | Three further bedrooms | Family bathroom


Garden and Grounds


Garden | Woodland | Garage | Parking


Situation


(Distances and times are approximate)

Eastcombe is an established village between Stroud and Cirencester on high ground. It benefits from a village store/Post Office, The Lamb Inn, a Parish Church, Eastcombe Primary School, and the secondary school, Thomas Keble School, both within the village.

 Within walking distance there are fabulous footpaths to the village of Bisley, with its farm shop and two village pubs.

 Sought-after grammar schools in Stroud (Stroud High for girls, Marling for boys), Gloucester and Cheltenham. Cheltenham - Cheltenham Ladies College, Cheltenham College and Dean Close. Minchinhampton - Beaudesert Park. Stonehouse - Wycliffe. Westonbirt School. School buses run along to most local schools in private and state sectors.

 Easy access to M4 and M5 motorways.

 Train services to London (Paddington) are available at Stroud & Kemble, south of Cirencester.



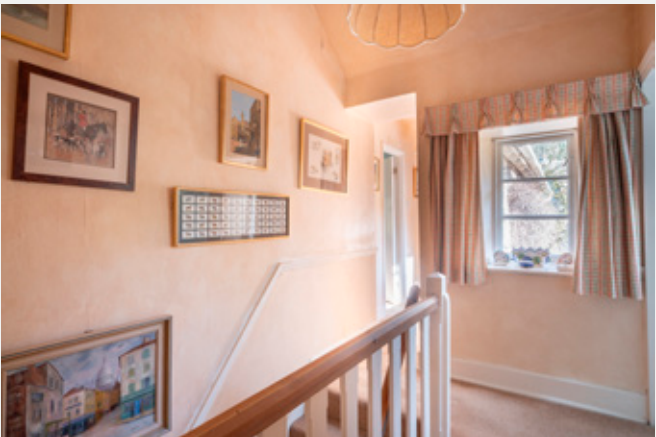
The Property

Little Orchard is an incredibly charming cottage with a wealth of Character. All the rooms are well proportioned and have been remodelled by the current owners to create a beautiful and highly practical accommodation. The property has been well cared for by its present owners but could welcome some updating.

The property is set in Bismore, a tranquil hamlet located at the bottom of the Toadsmoor Valley, just below the village of Eastcombe. A small collection of mainly period properties enjoy a semi-rural setting and woodland outlook, offering fabulous countryside walks. Eastcombe is a popular village located between Stroud and Cirencester, benefiting from a village store/Post Office, The Lamb Public Inn, a parish church and Eastcombe Primary School Cricket Club and the secondary school, Thomas Keble School, are both within the village.

The property's location is quite special within this pretty village, which is incredibly well served and has a strong community. Footpaths allow walking access into the village of Eastcombe and on to Bisley.



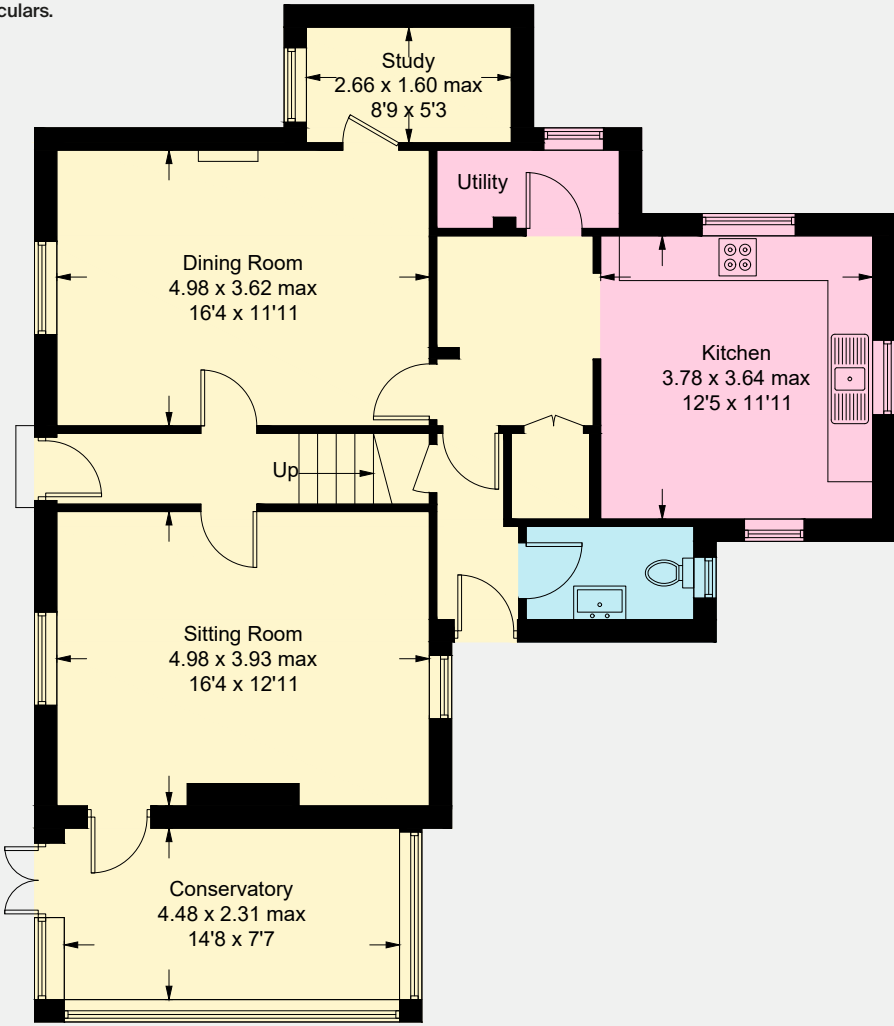




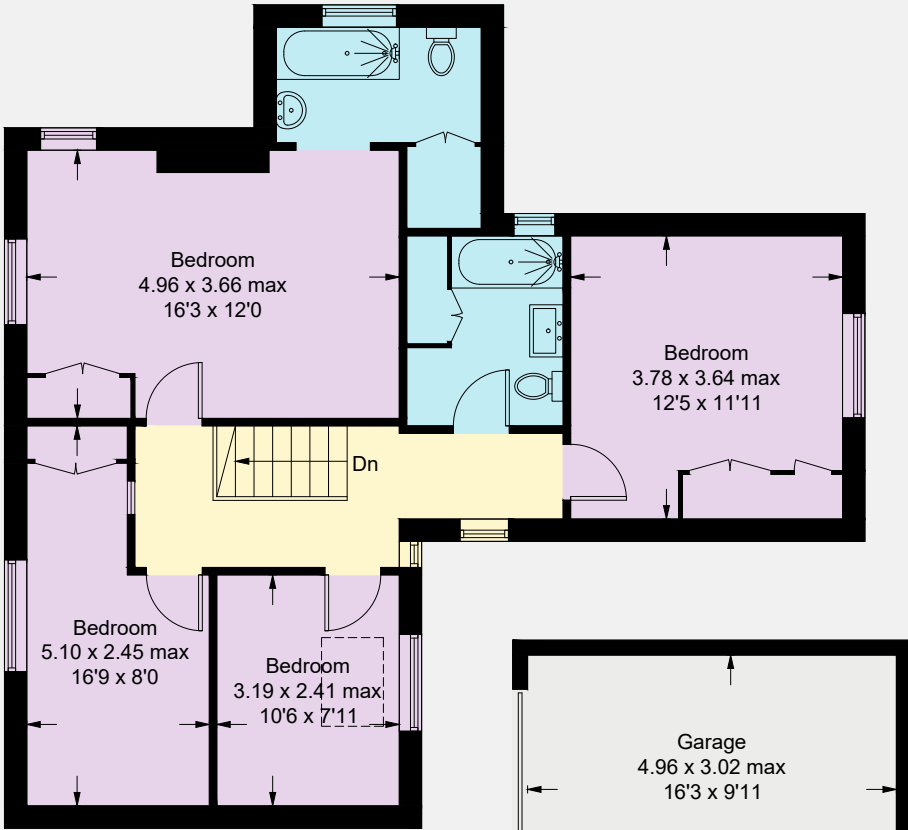
FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 163.4 sq.m / 1,759 sq.ft
Garage: 14.8 sq.m / 159 sq.ft
Total Area: 178.2 sq.m / 1,918 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.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Outside

Little Orchard is set within approximately 0.5 acres and down a no-through country lane, with parking for several cars and a garage to the rear.

The formal gardens boast many beautiful aspects, hidden by a large hedge siding the land. There is a flat lawned area that flows into a beautiful, tranquil wooded area and a walled raised border, which has been used as a productive vegetable garden in the past.

There is a delightful spring that borders the garden to the rear.

Property Information

Tenure: Freehold.

Services: Mains gas, water and drainage.

Local Authority: Stroud District Council

Council Tax: Band F

EPC: TBC

Guide Price: £775,000

Postcode: GL6 7DG

What3words: /// baroness.supreme.revives

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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 April 2025. Photographs and videos dated April 2025.

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