

# Larch House

Brimpsfield, Gloucestershire










Larch House is an idyllic family home with a layout perfect for entertaining and a mature garden with far reaching views over stunning Cotswolds countryside.

Cheltenham 8.8 miles, Stroud 10 miles, Cirencester 10.5 miles, Gloucester 10.8 miles, Swindon 34 miles  
Bristol 45 miles, Birmingham 69 miles (All distances are approximate)

  
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Summary of accommodation

Main House

Ground floor: Hall | Kitchen/breakfast room | Dining room | Sitting room | Study | Utility room | WC

First floor: Principal bedroom with en suite bathroom and dressing room/bedroom 5 | Bedroom with en suite shower room

Two further bedrooms | Family shower and bathroom

Outside

Gardens | Triple garage | Office | Parking



# Situation

Brimpsfield is a lovely Cotswold village with a great community with a beautiful Norman church, Village hall bar, yoga and harvest festival. Set in an elevated position within an Area of Outstanding Natural Beauty, this charming community is surrounded by beautiful landscapes.

It is well known for its walking and riding countryside, some of the best in the area, with the Cotswold Way trail running alongside the village.

There is an excellent Primary and Junior School just 1.5 miles away in Birdlip and additional primary schools in Miserden and Cranham, with secondary schools including Kings School, Wycliffe College, Cheltenham College, Cheltenham Ladies' College and Dean Close, and Grammar schools in Stroud and Gloucester.

There are local shops and a post office in Miserden, with further shops in Brockworth and Elkstone, Knead Bakery, and Jesse Smith's Butchers and café.

There are padel courts at Elkstone, golf at Painswick Golf Course, racing in Cheltenham and rugby at Gloucester.

Lovely local hacking, Polo at Longdole Polo Club, Racing at Cheltenham.



# The Property

Larch House is an attractive double fronted home constructed to a high standard in 2001, by Partridge Homes. Located on the periphery of this highly desirable village, the property is surrounded by sunny mature gardens with the advantage of far reaching rural views and the privacy of a gated driveway. A traditional style porch opens to a central entrance hall with galleried landing. The accommodation flows well, making it perfect for family living and entertaining. The dual aspect living room with open fire, and generous kitchen/breakfast room both have double doors opening to the terrace, allowing light to flood into the house, perfect for outside living in the summer.

Above the garage is a useful 8.5m (27ft) room with power and triple Velux windows which makes a perfect office/ gym or games room for older children. Larch House is a well – proportioned, light modern family home in a private location.









## Gardens & Grounds

Larch house is set in beautiful gardens which extend to approx. half an acre. There are separate lawned areas, a productive vegetable patch, fruit cage and summer house. And an additional area under the rose covered pergola, perfect for long summer lunches and BBQ's. There is a detached triple garage with room above and parking for approx. 8 cars. Mature hedging surrounds the plot, giving it a secluded peaceful setting.



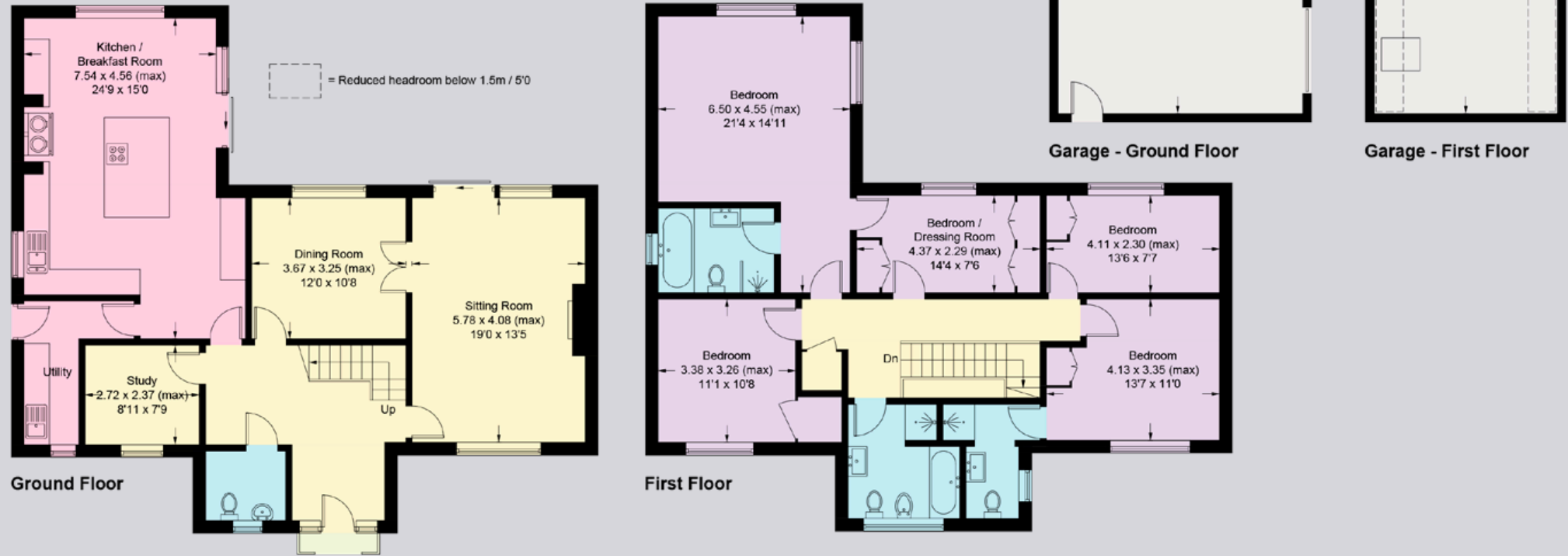
FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 209.4 sq m / 2,254 sq ft

Garage: 85.2 sq m / 917 sq ft

Total: 294.6 sq m / 3,171 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.

PROPERTY INFORMATION

Property Information

Services:

Mains electricity, water and gas, and a septic tank.

Tenure:

Freehold

Local Authority:

Cotswold District Council

Council Tax:

Band G

EPC:

D

Postcode:

GL4 8LD

Directions:

If you're heading south and coming out of Brimpsfield, the property is on your left-hand side.

Guide Price

£1,300,000

Viewings:

All viewings strictly by appointment only through the vendor's sole 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: March 2025. Photographs dated: September 2024. Capture Property 01225 667287.

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