



THE FIRS

Rockhampton, Gloucestershire, GL13



AN IMPRESSIVE FOUR BEDROOM PROPERTY WITH RURAL VIEWS

Thornbury 3 miles | Stroud 15.2 miles | Bristol 19 miles | Bath 18.7 miles
Gloucester 19.3 miles | Cheltenham 30 miles
(All distances are approximate)

			EPC
4	2	6	E

Local Authority: South Gloucestershire
Council Tax band: G
Tenure: Freehold

Guide Price: £1,450,000



THE PROPERTY

An elegant, well-proportioned period property, set in just over two acres of gardens and grounds, which has been refurbished and updated to create this light and spacious, stunning village home.

The accommodation has been well laid out to create a practical yet characterful home, focusing on a luxurious lifestyle, excellent for entertaining, as well as a wonderful space for family life.

There is also planning consent to create a two bedroom annexe - P23/02909/F.

Services:
Mains water and electricity. Private drainage.





SITUATION

Rockhampton is a peaceful yet active village and a well-served community, set in beautiful countryside just 2.7 miles from the centre of the market town of Thornbury, and under 3 miles from Junction 14 of the M5. It offers an accessible rural lifestyle, with the byways and countryside walks of the Berkeley Vale right on the doorstep. The village is home to the historic St. Oswald's Church (Grade II* listed), notable for its 14th-century tower. An active village hall hosts a variety of societies and events, and a thriving cricket club.





LOCAL AMENITIES

Thornbury is the nearest town, featuring a picturesque High Street with various cafés, restaurants, shops, and public houses. The town provides excellent access to private schooling in Bristol, Gloucester, and Cheltenham and grammar schools in Stroud. Thornbury also offers several well-regarded primary schools and The Castle School, a highly respected secondary school. Leisure facilities in Thornbury include a golf club, leisure centre, tennis club, playing fields, and a full range of amenities. Route 41 of the National Cycle Network passes through the surrounding countryside, just 1.3 miles to the northwest at Hill. A local bus route serves Rockhampton, and the nearest railway station is Bristol Parkway, offering direct routes into Bristol and onward connections to the mainline for London.





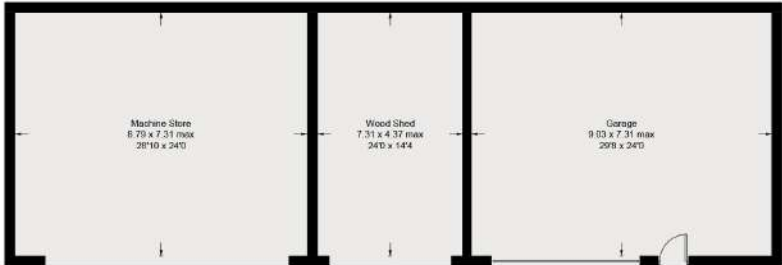
GARDENS AND GROUNDS

The property is approached down the drive and is hidden behind high hedges. The drive leads to a large hard-standing parking area to the rear of the property. The front of the house is mainly laid to lawn with a seating area, and to the side is a beautiful pergola with an established wisteria. Behind the property is a large barn converted for entertaining with a bar area. To the rear of this is an external fireplace and a wonderful seating area with a westerly aspect to enjoy the sunset, with paddocks beyond. There is also a greenhouse with raised beds.



The Firs

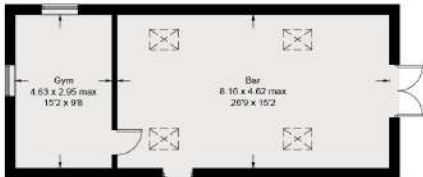
Approximate Gross Internal Area = 342.1 sq m / 3683 sq ft
Outbuildings = 203.3 sq m / 2189 sq ft
Garage = 66 sq m / 711 sq ft
Total = 611.4 sq m / 6583 sq ft
(Excluding Car Port)



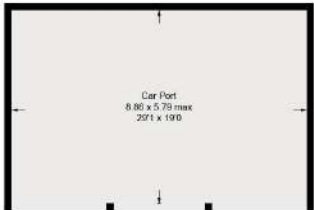
Garage / Outbuilding 1 (Not Shown in Actual Location / Orientation)



Ground Floor



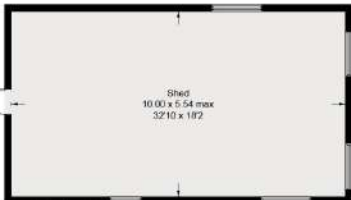
Outbuilding 3 (Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



First Floor



Outbuilding 2 (Not Shown in Actual Location / Orientation)



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Your partners in property

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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