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Sales & Lettings

**Cuthams Cottage, Bismore, Eastcombe, Stroud,
Gloucestershire, GL6 7DG
Price £450,000**

Cuthams Cottage, Bismore, Eastcombe, Stroud, Gloucestershire, GL6 7DG

A charming, detached cottage set in an idyllic elevated setting with breath-taking views being nestled within the beautiful wooded Bismore and Toadsmoor valley. Character features throughout. Generous and well stocked mature gardens and grounds.

Parking and detached garage. No Chain.

Sawyers Estate Agents are delighted to bring to the market, chain free, this charming detached cottage set in an idyllic elevated setting. The accommodation briefly consists, Conservatory, sitting room, stylish kitchen/dining room, utility and downstairs shower room, whilst over the first and second floors you will find the double bedroom and useful attic room. Character features include exposed timbers, stone work and exposed stone fireplace. Generous and well stocked mature gardens and grounds. Parking and detached garage.

Amenities: - Bismore is a tranquil hamlet nestled towards the bottom of the Toadsmoor valley below the village of Eastcombe. The village of Eastcombe is a much sought after location, which has proved very popular with all age groups. Amenities include, a primary school, village shop/post office and public house and popular Primary and Secondary Schools.

Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Conservatory 4.15m (13'7") x 2.42m (7'11")

Double glazed door to side, double glazed windows to front and sides, power points and flagstone style flooring.

Sitting Room 5.18m (17'0") x 3.42m (11'3")

Door to front, double glazed window to front with window seat, further window to front, exposed timber and stone work, fireplace with wood burner, wall light points, radiator and stairs to first floor.

Kitchen/Dining Room 6.69m (21'11") x 2.94m (9'8")

Double glazed French doors to front, two double glazed windows to side, exposed beam, modern range of fitted wall and base units complemented with contrasting work surfaces, ceramic one and a quarter bowl sink unit with mixer tap, tiled splash backs, fitted gas hob with oven under and filter hood over, plumbing for dishwasher and space for fridge, radiator and tiled floor.

Utility Room 2.34m (7'8") x 2.22m (7'3")

Fitted wall units, work surfaces, plumbing for washing machine, space for tumble dryer and freezer, fitted shelving, access to roof space, wall mounted 'Worcester Bosch' combination boiler, radiator and tiled floor.

Shower Room 2.04m (6'8") x 1.57m (5'2")

Double glazed Velux style window to side, exposed timber, shower cubicle, low level W/C, wash hand basin set within vanity unit, tiled walls, radiator with towel rail.

First Floor 2.34m (7'8") x 2.22m (7'3")

Landing

Door and narrow space saver stairs to second floor attic room.

Double Bedroom 3.51m (11'6") x 3.42m (11'3")

Two double glazed windows to front, exposed timber, recess storage, radiator and television point.

Second Floor

Attic Room 4.63m (15'2") x 3.5m (11'6")

Useful attic space. Double glazed window to side, double glazed Velux style window to front, exposed timber and radiator.

Outside

A gated driveway provides off road parking and access to the detached garage. The generous and established gardens are mainly laid to lawn with well stocked flower borders and are also interspersed by trees and shrubs. Raised decked/seating area, further seating area's, Greenhouse and outside lighting. Panoramic views can be enjoyed throughout the gardens.

Detached Garage 4.91m (16'1") x 2.88m (9'5")

Up and over door to front, windows to sides and rear, door to side.

Material Information

Title Number: GR304539

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: B

Annual price £1,819.14 2025/26)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic Tank

Heating: Gas central heating

Flood Risk: Very Low Risk

Mobile coverage: Signal indoors is unlikely with main providers

Broadband Speed: Basic (6 Mbps) Superfast (67 Mbps)

The property is approached via farm track that extends from Toadsmoor Road to the bottom of Bismore.

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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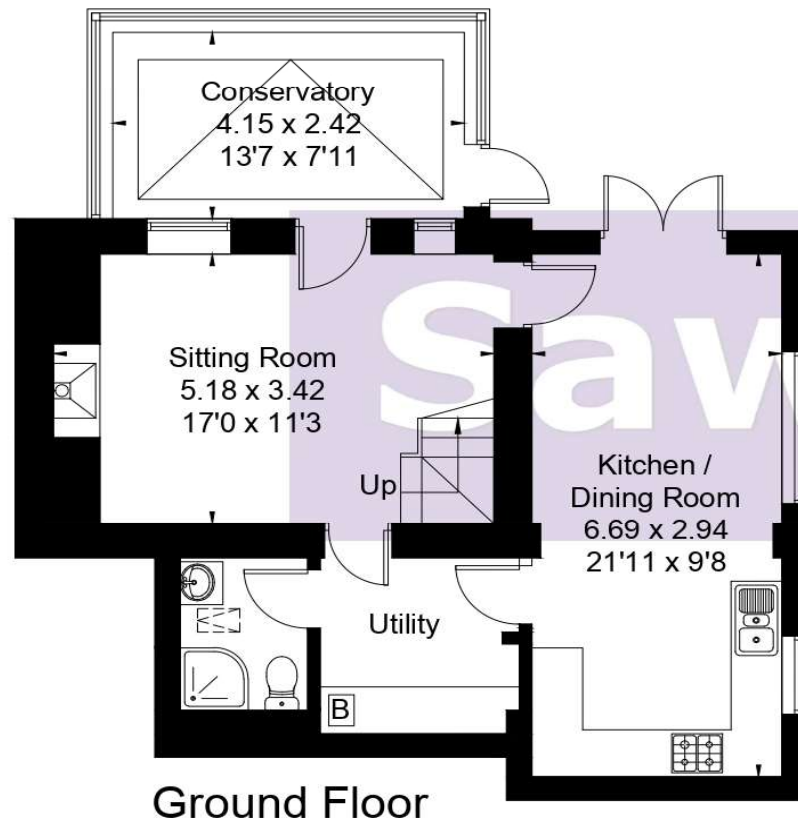
Directions

For SAT NAV use: GL6 7DG

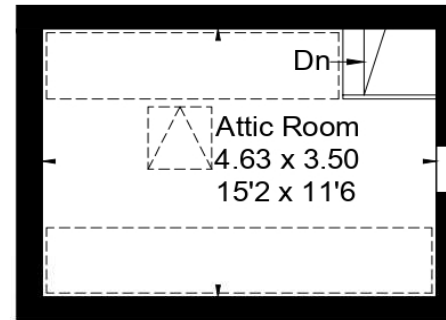
From Stroud take the A419 London Road towards Cirencester, continue through Thrupp and into Brimscombe. Turn left into Toadsmoor Road, continue to the top of the hill and through the traffic light. At the point, you will see a garage/workshop on your left. Turn left just after the garage and continue along the farm track. The property will be found a short distance along on your right hand side.

Approximate Floor Area = 94.3 sq m / 1015 sq ft
 Garage = 21.0 sq m / 226 sq ft
 Total = 115.3 sq m / 1241 sq ft

[] = Reduced head height below 1.5m



Ground Floor

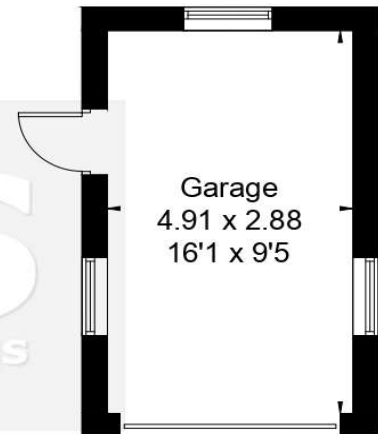


Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92465

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

