



LIME TREE COTTAGE

EASTCOMBE, STROUD

LIME TREE
COTTAGE

A three/ four bedroom detached property offering versatile accommodation and positioned in the heart of this desirable village

Ground Floor: Entrance Hall • Kitchen/ Breakfast Room
Dining Room • Sitting Room • Conservatory
Study/ Bedroom • Double Bedroom • Shower Room
Utility Room

First Floor: Main Bedroom with Bathroom • Double
Bedroom with Shower Room • Ample Built In Storage

Outside: Lawned Garden • Terrace
Garage with Workshop • Gravel Driveway • Parking

For Sale Freehold



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DESCRIPTION

A delightful three/ four bedroom village house, set in the Cotswold village of Eastcombe. The thoughtful layout allows for flexible use of the rooms, making it suitable for a variety of lifestyles. The entrance hall leads to a bright and airy kitchen/breakfast room, ideal for everyday dining and entertaining. There is a dining room and a well proportioned sitting room, with wood burner, and a conservatory opening to the garden. A study, with potential use as an additional bedroom, offers space for working from home, while a double bedroom and adjacent shower room provide convenient ground-floor living. Completing the ground floor is a practical utility room, and access to the workshop and integral garage.

Upstairs, the first floor offers a generously sized main bedroom with an en-suite bathroom plus a second double bedroom with its own shower room. There is ample built-in storage throughout.

Outside is a well-maintained generous lawned garden, along with a patio terrace. A gravel driveway provides ample parking, and the garage and workshop, offers extra space for hobbies or storage.

SITUATION & AMENITIES

Eastcombe, a charming village near Stroud, offers a peaceful setting with a strong community spirit. Local amenities include a post office and shop, pub, village hall, and a primary school.

Nearby schools include Eastcombe Primary, Thomas Keble Secondary, and Bisley Blue Coat, with further options in Stroud, Cirencester, and Cheltenham.

Ideally located, Eastcombe provides easy access to Stroud's independent shops and markets, Cirencester's historic charm, and transport links via Stroud station to London Paddington. Major roads like the A419 and M5 ensure convenient travel.

SERVICES

Mains water and electricity. Gas central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Stroud District Council

COUNCIL TAX

Band F

EPC

Band C

VIEWINGS

Viewings strictly by appointment only. Please telephone Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk





DIRECTIONS (GL6 7DR)

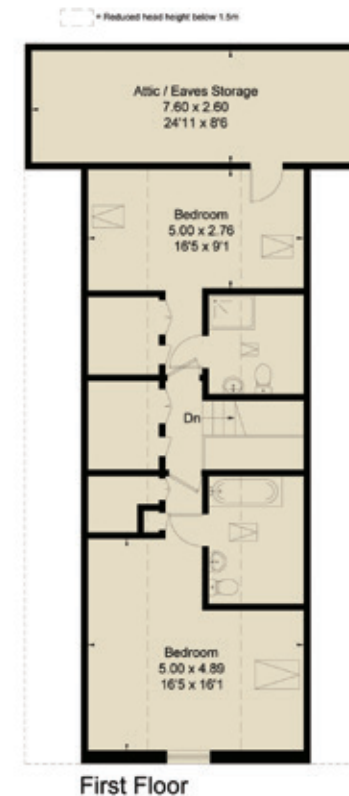
From Cirencester take the A419 Stroud Road towards Stroud. At the roundabout take the second exit onto Cowcombe Hill signposted Stroud. Turn right onto Old Neighborhood after approximately 1.2 miles, turn right at the junction. After 100 meters turn left following the sign for Eastcombe. At the junction carry straight on and Lime Tree Cottage can be located 100 meters on the left hand side.

what3words: ///swam.dawn.scornful

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Approximate Floor Area = 232.5 sq m / 2503 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 249.7 sq m / 2688 sq ft



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 #79319

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: XXXXX 2024. Particulars written: April 2025. Brochure by wordperfectprint.com

