

ST CHRISTOPHER'S COTTAGE EASTCOMBE



WHITAKER
SEAGER



ST CHRISTOPHER'S COTTAGE, EASTCOMBE, STROUD, GL6 7DR

A PRETTY THREE BEDROOM SEMI-DETACHED PERIOD COTTAGE LYING IN THE CENTRE OF A COTSWOLD VILLAGE REQUIRING RESTORATION. NO ONWARD CHAIN.

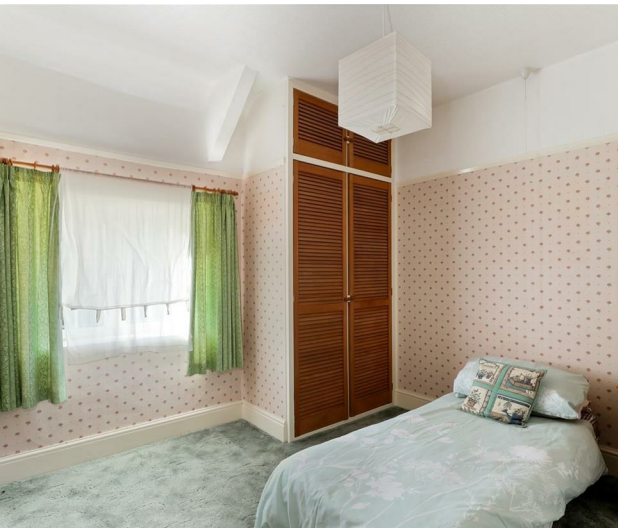
The property

NEW PRICE - Close to the quintessential English village green, lies this pretty Cotswold cottage in need of refurbishment. This much loved semi-detached period home has been in the same family for decades. It sits back from the village lane offering precious private parking for several vehicles. Entry is through the stone porch directly leading into the living/dining room, alternatively at the side of the house there is access into a covered area where a side door into the property can be found along with entry into the various stores, workshop and garage. The 21.5 ft traditional living/dining room has two windows to the front aspect. At one end there is a fireplace with a gas fire; it is thought that this fire may not be up to current gas

safety regulations. The original spiral staircase leads upstairs from this room. The fitted kitchen sits between this room and the conservatory, both enjoying views across the rear garden. A hallway leads to the side door passing the down stairs bathroom and separate utility room. The access to the boiler is through the loft hatch in the corridor. Upstairs there are two bedrooms to the front, one with fitted wardrobes and the third bedroom is at the rear.

Agents note: Probate has not yet been granted. The property is not registered however a strip of land outside the side door is registered.





Offers in excess of
£510,000

- *Three Bedrooms*
 - *21.5 ft Living/Dining Room*
 - *Kitchen*
 - *Conservatory*
 - *Downstairs Bathroom*
 - *Utility*
 - *Single Garage*
 - *Workshop & Stores*
 - *Gated Parking*
 - *Garden*
-

WITHIN EASY REACH...

Stroud 4.7 miles

Cirencester 12.2 miles

Cheltenham 13.6 miles

Gloucester 14.2 miles

Kemble Railway Station 10.9 miles

Outside

The front boundary wall has ornate double metal gates opening to a landscaped gravel parking area with access to the attached garage. The enclosed rear garden is mainly laid to lawn with greenhouses and a shed. In it's hay day there was a productive kitchen garden which could be reinstated. The various outbuildings offer great scope. There is a single garage, store, coal store and workshop (it has a leaking roof) and a door out to the garden. A further gated access path to the garden is found behind these outbuildings. There is a highly probability that the garage roof is made from asbestos.

Situation

Eastcombe is a pretty hilltop village located between the towns of Stroud and Cirencester. Unlike many Cotswold villages it still enjoys a traditional village pub, The Lamb and a general stores/post office, all of which are on the doorstep. It also provides a primary school (Ofsted rating - good) and a secondary school known as Thomas Keble school (Ofsted rating - good). A Doctors Surgery, Chemist and Tesco Metro are located in nearby Bussage. The village also benefits from a bus service to Stroud. Nearby Stroud and Kemble railway stations provide a direct line to London Paddington. Stroud & Cirencester have weekly markets. Stroud has two grammar schools; Stroud High School and Marling School, in addition to a multi-plex cinema and a leisure centre.



Approximate Gross Internal Area = 131.6 sq m / 1416 sq ft
(Including Garage)

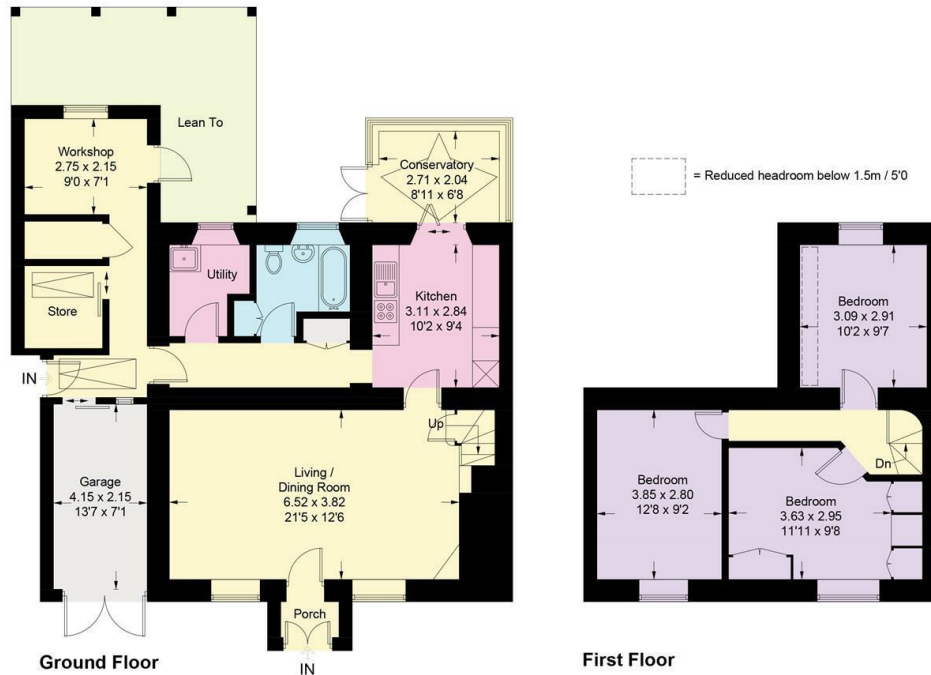


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1036903)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

Useful Information

Tenure: Freehold

Postcode: GL6 7DR

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band C and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

