



CAMP HOUSE, THE CAMP



CAMP HOUSE, THE CAMP, STROUD, GL6 7HN

A HANDSOME DETACHED COTSWOLD STONE PERIOD COUNTRY RESIDENCE WITH AN ATTACHED COACH HOUSE AND FURTHER PERIOD OUTBUILDINGS ENJOYING WONDERFUL COUNTRYSIDE VIEWS.

The property

Believed to date back to 1820's, this impressive Cotswold stone house, steeped in local history, offers traditional family accommodation oozing much character and original features.

The property can formally be entered at the front through a wooden door with canopied open porch into the original hall with vaulted ceiling and access to the cellar, however on a day to day basis the entry is via the back door which opens into a welcoming 18'1 x 8'11" reception hall. This whole area has original tiled and parquet floors, in addition to an illuminated well, and could be utilised for several purposes due to the generous dimensions.

The delightful sitting room benefits from a dual aspect with attractive stone mullion windows and a window seat facing the front aspect and a stone fireplace with wood burning stove being the central focal point. Also enjoying stone mullion windows is the family room. Both formal reception rooms have surprisingly high ceilings, as does the majority of the accommodation.

At the side of the house, lies a well-fitted kitchen with Aga, enjoying a superb countryside vista. A step up to the 17' 8" breakfast room, makes this special open plan area 'the heart of the home'. Off the breakfast room the study is located, this too has a wonderful view. From the kitchen, an inner door directly opens into the scullery or prep kitchen. This is an incredibly useful room, especially for those who entertain regularly. An inner hall links this space with the reception hall, passing the cloakroom with fitted laundry and utility cupboards. A great home for children playing hide and seek.

Off the landing on first floor lies the main bedroom suite, which comprises of a double bedroom with dressing room and ensuite bathroom (a little dated). It's a delightful light bedroom benefiting from stone mullion windows. A further double bedroom with fitted wardrobes and stone mullion windows sits opposite. At the rear, with a view of the garden sits another bedroom with fitted cupboards. This is currently used as a second home office.

ACCOMMODATION

*18ft Reception Hall • Two Formal Reception Rooms
29' 8" Kitchen/Breakfast Room • Scullery • Study • Cloakroom/Utility
Cellar • Main Bedroom with Dressing Room and Ensuite Bathroom
Four Further Bedrooms • Shower Room*

Also on this level is a stylish shower room, separate cloakroom, and an enviable large airing cupboard.

The second staircase leads up to two further great bedrooms, one with a sensational views of the countryside and the other with a full length view of the garden. Both bedrooms boast built-in wardrobes. There is also a further landing area.

To truly appreciate this welcoming family home, you must come and see it for yourself.





Situation

'The Camp' is a small Cotswold hamlet lying centrally between the villages of Bisley, Miserden, and Birdlip and North of Stroud town. The reasons behind the unusual name are a matter of debate; is it related to Neolithic camps or was it a Civil War encampment?

Local amenities can be located nearby at Bisley and Miserden including village stores and Post office, primary schools and one or more public houses. Cranham, another neighbouring village benefits from a primary school and active scout centre. Birdlip provides a primary school along with The Royal George Hotel. Further and more extensive schooling including state, grammar and independent options can be found at Stroud, Gloucester, and Cheltenham. Rendcomb College, a private school, is found between Cheltenham and Cirencester. The nearest train station is in Stroud has a direct link to Paddington, London.



WITHIN EASY REACH...

Stroud 5.9 miles

Cheltenham 10.8 miles

Gloucester 11.2 miles

Cirencester 14 miles

Bisley 2.4 miles

Miserden 1.4 miles

All distances are approximate



Outside

A Cotswold wall and mature hedge shelters the house from the village lane and provide privacy. The original entrance, via a drive with an attractive wrought iron gate, is not in regular use as the secondary larger drive, is far more convenient. It passes the end of the house where plentiful parking and garage is located. The views are quite stunning; you might even see the neighbour's donkey! Beyond the parking is a grassed area which once was a productive kitchen garden. Part of the 33ft tandem garage requires repair. A further Cotswold wall shelters the gardens and Cotswold stone outbuildings from the vehicles with a path leading to the back of the house. Most of the gardens are landscaped with level lawns either side of a central path and well-stocked flower beds running parallel. At the end, a small, wooded section is found. To the side of the house a fabulous, paved terrace has been created, perfect for entertaining. The front courtyard is sheltered by trees and hedging and offers access into the breakfast room and adjoining coach house. This period building with its double wooden doors benefits from an inspection pit with large storage above. Further Cotswold stone outbuildings consist of a studio, workshop, and store. Subject to obtaining planning permission, these exciting buildings offer great opportunities for repurposing.

Services: Mains water & electricity,
Gigaclear - 830 Mbps broadband,
Private drainage



OUTSIDE

*Attached Coach House with Inspection
Pit and Store above • 33' Tandem
Garage • Period Stone Outbuilding
with Studio • Workshop and Store
Two Private Driveways with Plentiful
Parking • Formal Gardens with Level
Lawns • Small Woodland Area
Paved Terrace • Greenhouse*

Useful Information

Tenure: Freehold.

Postcode: GL6 7HN.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band G and EPC rating F.

Approximate Gross Internal Area = 240.4 sq m / 2588 sq ft
 Cellar = 14 sq m / 151 sq ft
 Outbuildings = 110.3 sq m / 1187 sq ft
 Total = 364.7 sq m / 3926 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1018524)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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WHITAKER
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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.