

# PRIESTS HOUSE BISLEY



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# PRIESTS HOUSE, CALFWAY LANE, BISLEY, STROUD, GL6 7AT

AN IMPRESSIVE 18TH CENTURY COTSWOLD  
STONE VILLAGE HOUSE, SET IN THE HEART OF  
THE VILLAGE WITH A DETACHED DOUBLE  
GARAGE AND AMPLE OFF ROAD PARKING.

## *The property*

This impressive detached village residence is believed to date back to around 1715 and was formerly owned by the village Priest. The present owner has carried out a range of sympathetic improvements to the property which included moving the kitchen, which we feel has certainly improved the layout for modern living. This sizeable family home boasts a wealth of character features from its exposed stone walls and Oak beams to the ornate architrave that can be found above the doorways. The impressive Oak front door leads into the entrance hall with its underfloor heating, from here doors radiate off to the kitchen/dining room with its warming gas fired Aga. Further doors lead to the downstairs cloakroom and small utility cupboard along with stairs up to the first floor and further steps down into the study with its cellar situated below. A further doorway leads you through into the sitting room which benefits from a stylish logburner and exposed beams, and from here

you can also enter into the garden room with its French doors opening out to the garden. On the first floor landing doorways lead off to the principal bedroom, with its wonderful dual aspect and through into both the dressing room and ensuite bath/shower room. Bedroom two is also situated on this floor, again with a fitted ensuite shower room. A further flight of stairs take you up to the second floor and into the third bedroom with its character beams and stunning views over both the garden and village beyond. From this bedroom a doorway opens into the internal bedroom four. This bedroom has an access panel through into the generous eaves storage room, it may be possible to open up this room by reconfiguring a new access door, subject of course to the relevant consents. The detached double garage was built in 1980 and is accessed via an up and over door, there is also storage above. Finally, the property is heated by gas central heating.





**Guide price**  
**£899,950**

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- *Entrance Hallway & Downstairs Cloakroom*
  - *Kitchen/Dining room*
  - *Study & Cellar*
  - *Sitting room & Garden Room*
  - *Small Utility Cupboard*
  - *Principal Bedroom & Dressing Room with Ensuite Bath/Shower*
  - *Second Bedroom with Ensuite Shower Room*
  - *Two Attic Bedrooms & Eaves Storage Room*
  - *Impressive Walled Gardens & Well*
  - *Double Garage with off Road Parking and Storage over.*
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**WITHIN EASY REACH...**

*Stroud - 4.6 miles*

*Gloucester - 12.6 miles*

*Cheltenham - 11.8 miles*

*Cirencester - 9.5 miles*

*Kemble Station - 9.3 miles*

*Swindon - 34 miles*

## *Outside*

As you first approach the property you will notice that there is off road parking for two vehicles and beyond the gravelled driveway sits the detached double garage. From here a side gate allows access through into the rear courtyard, with its ornate paving and generous logstore. To the side a further doorway takes you through into the rear garden where the rear garage door access can be found. The garden wraps around to both the side and rear of the property, and has been designed to offer both a formal area with rose bushes which intertwine over the walk through arbour, to a further area designed for more relaxed entertaining, or possibly even a spot of alfresco dining. There is an additional lawned area with flower beds and borders and well stocked with a range of mature trees and shrubs. As you pass through the beech tree hedging, a natural garden pond can be seen in the far corner. There is also a spacious patio and well designed built in Cotswold stone seating area. At the far end of the garden a further gate offering additional side access can be found. Finally, the garden has its very own a stone built well from where you may cast a penny and make a wish.

## *Situation*

Bisley is a stunning quintessential Cotswold village lying east of Stroud. This beautiful village and its surroundings area are noted for the wealth of its Cotswold stone houses of architectural and historic interest. It's a thriving village offering two churches, two public houses, a primary school, and village shop with post office. The King George V playing fields and Bisley play group are both within walking distance of the centre of the village. There is also a 'Green shop' at Holbrook Garage and a farm shop at Stancombe Beech Farm. The village hall and Bisley Sports Pavilion are home to many clubs and organisations. A variety of educational options including state, grammar and independent schooling, in addition to further educational alternatives can be found in Stroud, Cheltenham and Gloucester. London (Paddington) can be reached by rail from Stroud train station within 90 minutes. Ofcom advises that the available broadband speed is classed as Ultrafast at 1000MBP and that mobile phone service is "likely". The property is situated in a conservation area and is subject to an Article 4 (2) direction, please call us for further clarification on this if required.



Approximate Gross Internal Area = 235.1 sq m / 2530 sq ft  
 (Including Cellar)  
 Garage = 48.0 sq m / 517 sq ft  
 Total = 283.1 sq m / 3047 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074296)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7AT

**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. Council Tax Band G and EPC rating E

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.

