

CALICE, BOURNES GREEN



# CALICE, BOURNES GREEN, STROUD, GL6 7NL

AN INDIVIDUALLY DESIGNED MODERN DETACHED COUNTRY RESIDENCE, SET IN AN ELEVATED POSITION WITHIN A QUIET RURAL COTSWOLD HAMLET, ENJOYING VERSATILE ACCOMMODATION AND A DELIGHTFUL ASPECT.

## *The property*

Located in a small Cotswold hamlet, in an elevated position, lies this substantial modern detached family home with flexible living across three levels. A perfect place to raise a family, entertain house guests and to embrace country living.

The main entrance is up a flight of steps into a well-proportioned reception hall. Access to the guest suite is located on the lower ground level. Entry into the drawing room, dining room and rear hall are off the main hall along with the main staircase.

The well-proportioned drawing room is an impressive reception room with bi-folds doors out onto a terrace. The central focal point is a contemporary style built in wood burner. Double doors open into the conservatory, which is positioned on the side of the house. Further double doors open directly out onto the garden; a great

place to sit and relax. The dining room is another well-proportioned reception room flooded with natural light and opens to the study or family area. The fitted kitchen with built-in appliances, a central island and magnificent labradorite worksurfaces, is open to the study/snug area with a door leading to the side garden. A secret door gives access to the inner rear hall and cloakroom. Modern oak floors sweep throughout the living areas and for convenience the kitchen, conservatory and cloakroom have tiled floors. A staircase from the rear inner hall leads down to the lower ground level and gives access to the guest suite and double garage. The guest suite benefits from a separate external entrance and comprises of kitchenette/sitting room, opening into a small conservatory/porch and a double bedroom with ensuite. This area is a fabulous addition to the main residence especially created for a parent.

## ACCOMMODATION

*Lower Ground Floor Guest Suite: Conservatory/Porch  
Kitchenette/Sitting Room • Guest Bedroom with Ensuite*

*Ground Floor: Reception Hall • Drawing Room • Conservatory  
Dining Room • Snug • Kitchen • Cloakroom*

*First Floor: Galleried Landing • Five Double Bedrooms in total  
Two with Ensuite Shower Rooms • Family Bathroom*

The spacious galleried landing is a delightful feature found on the top level. Here there are five double bedrooms, two with ensuite shower rooms in addition to a family bathroom with

walk-in shower. Our vendor uses the largest bedroom, benefiting from a wall of fitted wardrobes and drawers. One of the bedrooms is currently utilised as a home office.



## Situation

The property occupies a prime countryside location within the hamlet of Bournes Green. The nearby villages of Bisley & Oakridge Lynch provide primary schools, general stores with Post Offices, Parish Churches and Bisley boasts two popular public houses. Bournes Green, renowned for its natural beauty enjoys a network of public footpaths, ideal for the keen walker. The Green Shop and Stancombe farm shop are two local businesses supporting local produce. The Jolly Nice farm shop along with another popular pub can be found in nearby Frampton Mansell. The country lanes provide access to the more major roads with Cirencester to the west and Stroud to the east. Education options in the local villages and towns are excellent incorporating a selection of state, independent and grammar schooling. Mainline stations are at Stroud and Kemble and link directly with the train service to London (Paddington).



### **WITHIN EASY REACH...**

*Cirencester 9.5 miles*

*Stroud 5.9 miles*

*Kemble Station 9.3 miles*

*Cheltenham 13 miles*

*All distances are approximate*





# Outside

The grounds measure 0.37 acres in total and are enclosed by Cotswold stone walling, hedging, and fencing on a sloping and partial terraced plot with the entrance via double wooden gates opening onto the gravelled drive with plenty of private parking and access to the integral double garage. The garage enjoys an electric up and over door.

A flat level lawn sits to the left of the drive, perfect for kids' games or trampolines and on the right is a delightful area created for the guest's accommodation. To the far side of the house there are steps leading up to stone-built boiler 'house' oil tank and side door to the kitchen with further steps leading up to the more natural wooded area behind. A wide formal flight of stone steps takes you up to the main entrance. Prominently sat at the front of the residence is a sun terrace with views across the hamlet. A path leads passed the conservatory and further small patio area onto a further level lawn with a variety of shrubs and flower beds. Up a sloping bank to the rear is a more natural area with a further lawn and mature and young trees. A pedestrian gate opens out on a public footpath, perfect for dog walking. The far-reaching valley views are wonderful at this high point.



## OUTSIDE

**Gated Drive • Double Garage  
Private Parking • Level Lawns  
Sun Terrace • Patio  
Woodland Area  
Total Plot Measures 0.37 Acres**

**Services:** Oil Central Heating, Mains Water and Electricity, Septic Tank Drainage. Electric underfloor heating in kitchen, family bathroom and the larger of the ensuites.

*The property's title is not registered with land registry.*

## Useful Information

**Tenure:** Freehold.

**Postcode:** GL6 7NL.

**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 E.

Approximate Gross Internal Area = 312.6 sq m / 3365 sq ft  
(Including Garage / Excluding Void)



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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WHITAKER  
SEAGER  
ESTATE AGENCY

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.