# CAMPION HOUSE THE CAMP











#### WHITAKER SEAGER





## CAMPION HOUSE, THE CAMP, STROUD, GL6 7HN

A WELL PROPORTIONED DETACHED HOME, PROVIDING FAMILY ACCOMMODATION, INCLUDING FOUR BEDROOMS AND TWO RECEPTION ROOMS. BENEFITING FROM PARKING AND AN INTEGRAL GARAGE.

The property

A beautiful detached house located in the picturesque area of The Camp, Stroud. This modern property boasts well proportioned accommodation measuring a total of 2099 sq ft. The main entrance opens into an impressive galleried entrance hall, steps up lead to the living space and steps down provide access to the integral garage and home office/study. Two spacious reception rooms connected by glazed French doors provide the perfect space for entertaining guests or simply relaxing with your family. The formal dining room enjoys a window to front garden and door into the hallway, whilst the sitting room with feature fireplace boasts triple aspect windows. With four bedrooms, there is ample space for

everyone to have their own sanctuary within this beautiful home. The main bedroom is positioned over the garage and enjoys built in storage and an ensuite bathroom. A further three bedrooms, including a particularly generous bedroom measuring 18'11 are positioned on the first floor and are served by a family bathroom. The modern design of this home offers both style and functionality, providing a comfortable, convenient and versatile living space for you and your loved ones. The property is warmed by oil fired central heating. Solar panels contribute towards heating the water.







## Guide price £650,000

- Reception Hall
- Sitting room
- Dining room
- Kitchen breakfast room and utility
- Study
- · Main bedroom with ensuite
- 3 further bedrooms
- Family bathroom
- Integral garage, gated driveway and garden
- Ofcom Ultrafast broadband available 1000 Mbps 1000 Mbps limited indoor mobile coverage with O2 and Vodafone

#### WITHIN EASY REACH...

Stroud/Stroud Railway Station - 5.5 miles

Cheltenham - 9.4 miles

Gloucester - 10 miles

Kemble Railway Station - 12 miles

Cirencester - 14 miles

Bath - 35 miles

Bristol - 45 miles

Outside

A gated gravelled driveway leads down to a private parking area and integral garage. Areas of garden extend to the front side and rear of the house. The main rear garden is laid to lawn and enclosed by fencing, steps up provide access to a paved side garden where there is room for alfresco dining. The front garden also laid to lawn is planted with a variety of plants, tree and shrubs. A pathway provides access from the front of the plot to the side and rear garden. Please note that the neighbouring house has a pedestrian and vehicular right of access over a section of the driveway. The property is served by a shared sewage treatment plant which located in a nearby field. Campion House is partly responsible for the maintenance and upkeep of this treatment plant.

Gifurtion

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 at Bisley and Miserden include village stores and Post office, primary schools and one or more public houses with nearby Cranham village benefiting from a primary school and active scout centre. Birdlip, also with a primary school along with The Royal George Hotel. Further schooling including state, grammar and independent options can be found at Stroud, Gloucester and Cheltenham. The nearest train station is at Stroud with a direct link to Paddington, London.



Approximate Gross Internal Area = 195.0 sq m / 2099 sq ft (Excluding Void Over Gallery & Garage)
Garage = 18.6 sq m / 200 sq ft
Total = 213.6 sq m / 2299 sq ft



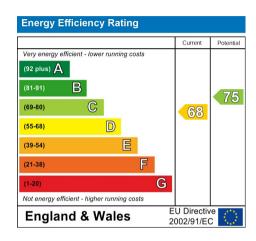


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090580)



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Aseful Information

Tenure: Freehold Postcode: GL6 7HN 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 E and EPC rating D

