

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
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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

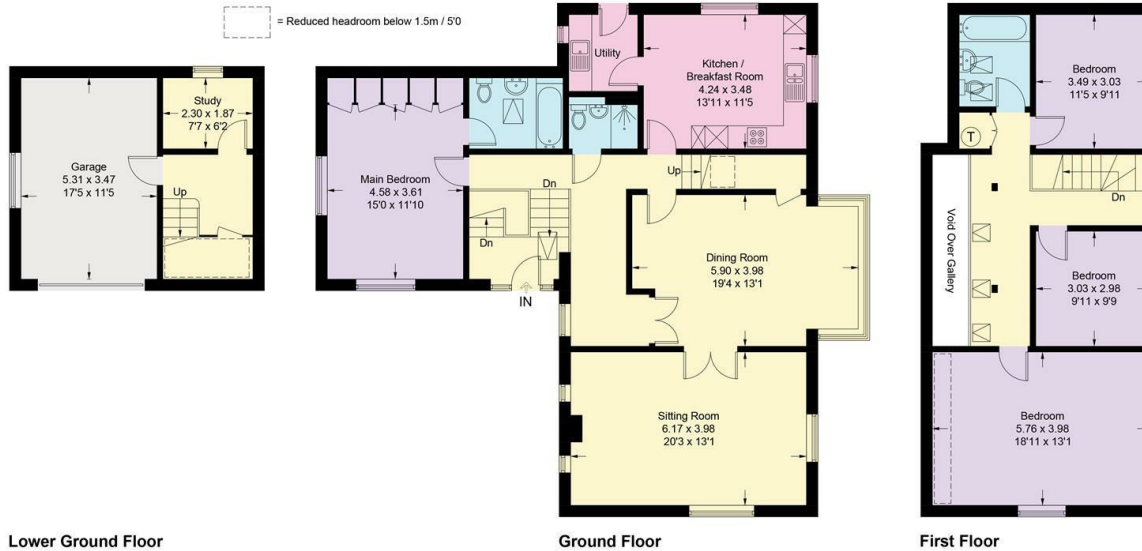
A gated gravelled driveway leads down to a private parking area and integral garage. Areas of garden extend to the front side and rear of the house. The main rear garden is laid to lawn and enclosed by fencing, steps up provide access to a paved side garden where there is room for alfresco dining. The 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 septic tank which located in a nearby field. Along with five other houses, Campion House is responsible for contributing towards the costs of maintaining this system. They currently pay £49 per calendar month to Stonecourt Residents Association.

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 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




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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



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Useful 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

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.

