

IVY COTTAGE, BISLEY



IVY COTTAGE, CHELTENHAM ROAD, BISLEY, STROUD, GLOUCESTERSHIRE, GL6 7BJ

A BEAUTIFULLY PRESENTED PERIOD HOME WITH CONTEMPORARY ADDITIONS, POSITIONED ON THE PERIPHERY OF THIS DESIRABLE COTSWOLD VILLAGE, BACKING ONTO OPEN COUNTRYSIDE. SET WITHIN 1/3RD OF AN ACRE, WITH EASY PARKING AND OUTBUILDINGS.

The property

A beautifully presented period home that has been lovingly maintained and improved by the existing owners during their tenure. Positioned on the outskirts of this sought after Cotswold village, backing onto surrounding farmland, all rooms afford a beautiful green outlook of the mature landscaped gardens or open countryside. The traditional front entrance opens into an inviting dining hall, however, on a day-to-day basis the useful boot room with brick floor and hanging space, forms a more practical route into the house. The living space is impressive due in part to its beautiful presentation, but in addition its successful combination of period charm with contemporary additions. By converting a former outbuilding, the owners have created a splendid and much sought-after family kitchen. With a vaulted ceiling and bi-fold doors opening to the rear garden, the room not only enjoys superb light but a connection

to the countryside which surrounds it. Contemporary units and a large central island provide excellent storage, whilst engineered oak floors flow throughout. There is integral dishwasher and space for a large American fridge/freezer and range cooker. With room for sofa and dining table, the room is perfect for family life as well as entertaining. A step down from the kitchen leads to a home office facility with built in storage, exposed beams and a period fireplace. This in turn provides access through to the formal dining hall, rear hallway and downstairs shower room/utility. The dining hall offers the perfect atmosphere for an elegant dinner party or festive family celebration. Features include a quarry tiled floor and an exposed Cotswold stone fireplace with a woodburning stove inset. The original front entrance and two windows with window seats open to the main garden. Beyond extends the formal drawing room.

ACCOMMODATION

*Boot Room • Kitchen/Dining/Family Room • Drawing Room • Dining Room
Garden Room • Home Office • Downstairs Shower Room/Utility
Main Bedroom Suite with Shower Room • 3 Further Bedrooms
Family Bathroom • Attic Room (with potential)*

With a pretty outlook to both the front and rear elevation, features are also in abundance and include a stunning open fireplace, exposed beams and built-in shelving and storage to the side of the fireplace. This is further complimented by a stunning hardwood and glass garden room, perfectly position for an unspoilt view of the Cotswold countryside.

Stairs from the rear hallway lead to the first floor, where three double bedrooms are positioned. All three rooms afford a fabulous

outlook across the well-stocked and well-tended gardens. Mention must be made of the main bedroom, with its double aspect windows, built in wardrobes and cleverly screened, secret ensuite shower room. The remaining two double bedrooms are equally charming and also provide built in wardrobes. These are served by a modern family bathroom with a separate shower enclosure. Stairs from the first-floor landing rise to a further attic bedroom and attic room with exposed frame beams and roof lights.



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 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, Cirencester and Gloucester. London (Paddington) can be reached by rail from Stroud or Kemble Railways stations.

The property is served by an air source heat pump and a septic tank, along with the added benefit of solar panels. Please note, the workshop/studio and store have asbestos roofs.

Ofcom: Vendors enjoy ultrafast fibre to the house. Indoor mobile phone coverage limited with EE and O2.

WITHIN EASY REACH...

Stroud – 4 miles

Kemble Railway Station – 9.4 miles

Cirencester – 9.6 miles

Cheltenham – 12 miles

Gloucester – 13 miles

Bath – 33 miles

Bristol – 36 miles

All distances are approximate





Outside

The property is approached via a gated private driveway offering parking for several vehicles. The driveway is also home to a useful greenhouse, workshop/studio and adjoining store. An air source heat pump is positioned alongside the outbuildings. The gardens and grounds of this beautiful home are breathtaking. Not only do they enjoy superb privacy but provide areas to enjoy the sun throughout the day. Lovingly planted and maintained, the gardens offer great enjoyment for the green fingered as well as plenty of space for young children to play. The enclosed rear courtyard is extremely appealing, paved and gravelled, with plentiful room for pots, the area can become extension of both your kitchen and garden room in warmer months. Affording an open aspect over the adjoining farmland, the rear garden offers the most magical spot to immerse yourself in the rural surrounds. A further section of garden extends to the side of the cottage, similarly, gravelled yet interspersed by a mature flower borders. The main garden lies to the front elevation and has been cleverly designed into a series of rooms. A gravelled terrace perfect for alfresco dining immediately adjoins the house, beyond which continues an expansive area of lawn, flanked and peppered by vibrant flower borders, shrubs and mature trees. A well-placed summer house further enhances your enjoyment of these extensive grounds and offers the perfect spot to watch the sun set. A vegetable patch is located beyond the trellis arch.

OUTSIDE

*Workshop/Studio • Store
Summer House • Greenhouse • Extensive
Mature Gardens • Gated Driveway
Total Plot Measures 0.35 of an acre*



Useful Information

Tenure: Freehold.

Postcode: GL6 7BJ.

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 E and EPC rating D.

Approximate Gross Internal Area = 255.8 sq m / 2753 sq ft
 Outbuilding = 20.8 sq m / 224 sq ft
 Total = 276.6 sq m / 2977 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120426)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	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.