

MARIEHAM BROWNSHILL



WHITAKER
SEAGER



MARIEHAM, BROWNSHILL, STROUD, GL6 8AS

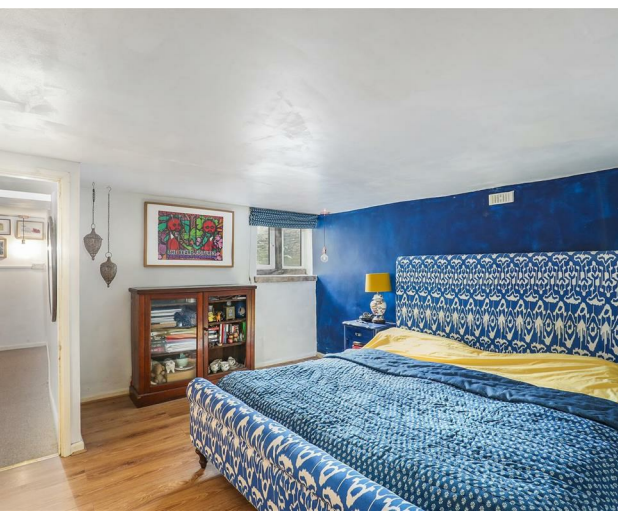
AN ATTRACTIVE PERIOD FAMILY HOME, ENJOYING
FANTASTIC LIVING SPACE AND AN ENCLOSED
GARDEN. NESTLED IN A PRETTY COTSWOLD
SETTING, YET CLOSE TO AMENITIES.

The property

Marieham is an attached family home, forming a wing to a beautiful period terrace, elevated in the Cotswold hamlet of Browns Hill. It enjoys a sought-after setting with easy access to a local nursery, primary school, secondary school, shops, pubs, and a doctor's surgery. The property is equally conveniently located near countryside walks, offering a perfect blend of village life and rural charm. Marieham provides versatile and well-proportioned accommodation across three floors. The main canopied entrance opens to a reception hallway, where a staircase leads to the lower ground floor, a further staircase rises to the first floor, and doors radiate to the living space. The living area is particularly impressive, designed with family life and entertaining in mind. A charming sitting room features built-in storage and period fireplace, offering warmth and character. This is complemented by a striking contemporary extension offering additional reception space with sliding glazed doors opening to

the garden, seamlessly blending indoor and outdoor living. The family kitchen is especially impressive, with a living and dining area at one end and the kitchen at the other. A fabulous open Cotswold stone fireplace makes it the perfect place to relax and socialise year-round. The kitchen is fitted with various base units, integrated dishwasher and an island with gas hob and oven. There is room for an American fridge/freezer. Adjacent to the kitchen is a side boot room with a downstairs shower room, perfect for entering the house after a muddy dog walk. On the lower ground floor, there is a main bedroom suite with an ensuite bathroom with free standing bath, and a dressing room, along with a fourth bedroom. Two generously proportioned bedrooms are positioned on the first floor, served by a family shower room. Character features abound throughout the home, including stone mullion windows, exposed stonework and tall ceilings.





Guide price
£795,000

- Hall
- Sitting room
- Contemporary living room
- Kitchen/dining/family room
- Main bedroom with dressing room and ensuite bathroom
- 3 further bedrooms & shower room
- Side boot room with adjoining shower room
- Enclosed gardens with timber studio/summer house
- Store/small single garage and parking
- Ofcom - Superfast broadband available, indoor mobile phone signal likely with O2

WITHIN EASY REACH...

Stroud - 4.2 miles
Kemble railway - 9.6 miles
Cirencester - 9.9 miles
Cheltenham - 15 miles
Gloucester - 17 miles
Bath - 31 miles
Bristol - 34 miles

Outside

Level enclosed gardens extend to the front and side of the property, offering a lovely outdoor space. A pedestrian gate opens to a path that leads through the garden to the front door. The gardens are laid to lawn and interspersed with flower borders, creating a charming and colourful setting, there is a pond, paved and gravelled seating terrace and tree house. A further pedestrian gate opens to a detached single garage/store with parking for one car in front. Other features include a timber studio/garden room with light and power, providing an ideal independent workspace, perfect for those looking for a retreat or a place to work from home.

Situation

Brownhill is a hamlet within the Parish of Chalford, nestled between the villages of Chalford and Bussage. Encircled by rolling Cotswold countryside, the area offers a pre-school nursery, several primary schools, a Parish Church, and a variety of pubs. Frith Wood, a local nature reserve, has paths leading through an ancient forest to the local Tesco Express, Boots pharmacy, and Frithwood Doctors surgery. Bussage Playing Field is a short stroll away. Thomas Keble School, the nearest state secondary school, is located in Eastcombe village, while Stroud High and Marling Grammar schools are also popular choices. Independent schools in the region include Wycliffe College in Stonehouse and Beaudesert Park School on Minchinhampton common. Scenic routes wind through Cotswold countryside to major centres like Cheltenham, Gloucester, Cirencester, and Stroud. Main line railway services run from Stroud and Kemble, providing direct links to London (Paddington) in under 90 minutes. The A419 in the valley below links Stroud and Cirencester, where more comprehensive facilities can be found. West of Stroud, there is a junction of the M5, and south of Swindon, the M4 is easily accessible.



Approximate Gross Internal Area = 187.5 sq m / 2018 sq ft
 Store / Small Single Garage = 14.8 sq m / 159 sq ft
 Studio / Garden Room = 10.9 sq m / 117 sq ft
 Total = 213.2 sq m / 2294 sq ft

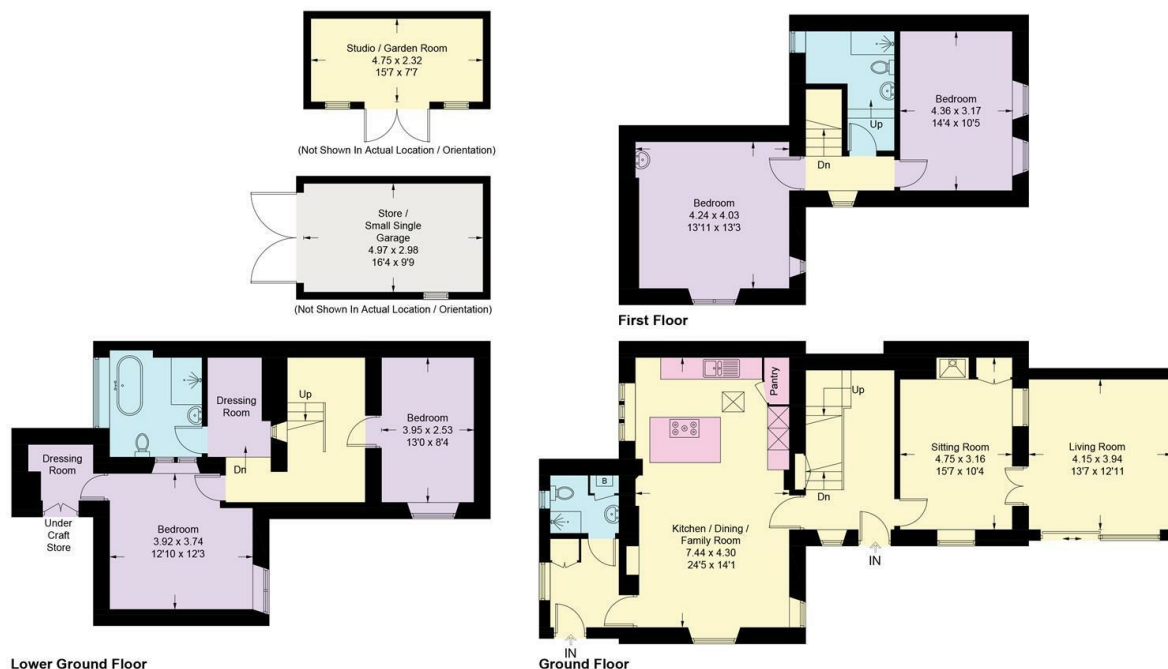


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1174381)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 8AS

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 D 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.

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