

# CAMP HOUSE THE CAMP



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

A DETACHED FIVE-BEDROOM COTSWOLD STONE COUNTRY RESIDENCE, WITH OUTBUILDINGS. SET WITHIN LANDSCAPED GROUNDS OF 0.5 ACRES, THE PROPERTY ENJOYS COUNTRYSIDE VIEWS.

## *The property*

This charming detached residence offers an incredible opportunity to create a truly unique and wonderful family home. The main house boasts a welcoming atmosphere and generous living spaces, ready to be transformed to your taste. With its potential for further development, you'll have the perfect canvas to design your dream living environment.

One of the features is the attached coach house, which holds immense potential for conversion (subject to planning permission). Whether you envision it as a separate guest suite, or additional living space, the possibilities are endless, and it presents a fantastic opportunity to expand and enhance the property, which is not listed.

The main house already offers comfortable living areas, with ample natural light and plenty of character. The current layout offers flexibility for modern updates while retaining its charming features, allowing you to make the space your own.

This is an exciting prospect for anyone looking to create a bespoke Cotswold home with the added bonus of potential development in a village location. Whether you're planning to modernise the current layout or undertake a full conversion of the coach house, this property presents an opportunity to craft a truly wonderful home.

Property Information:

Ofcom: Broadband Ultrafast available. Mobile

coverage: Outdoor - likely. Indoor - limited.

Septic tank drainage.

Heating - Oil fired central heating, aga and wood burner.

Restrictive covenant - you are not permitted to build a permanent structure on the driveway







**Guide price**  
**£1,150,000**

- *Large Entrance Hall*
- *Two Receptions Rooms*
- *29'8 Kitchen/Dining Room*
- *Study*
- *Scullery, Cloakroom & Cellar*
- *Main Bedroom with Dressing Room and Ensuite*
- *Four further Bedrooms*
- *Family Shower Room*
- *Outbuildings inc Garage*
- *Gardens and Parking*

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

*Miserden 2 miles*

*Bisley 2.4 miles*

*Stroud 5.9 miles*

*Cheltenham 9.3 miles*

*Gloucester 11 miles*

*Cirencester 14 miles*

## *Outside*

A Cotswold wall and mature hedge provide privacy from the village lane. The main drive leads to ample parking and a garage. The stunning views may even include a glimpse of the neighbour's donkey! Beyond the parking, a former kitchen garden remains as a grassed area. Part of the 33ft tandem garage requires repair. Another Cotswold wall separates the gardens and stone outbuildings from the vehicles, with a path to the back of the house. The landscaped gardens feature level lawns, flower beds, and a small wooded area. A paved terrace to the side is ideal for entertaining. The sheltered front courtyard provides access to the breakfast room and adjoining coach house, with double wooden doors, an inspection pit, and storage above. Additional Cotswold stone outbuildings include a studio, workshop, and store. Subject to planning permission, these offer much potential.

## *Situation*

'The Camp' is a picturesque Cotswold hamlet, nestled centrally between the villages of Bisley, Miserden, and Birdlip, and just north of Stroud town. The origins of its unusual name remain a subject of intrigue—could it be linked to ancient Neolithic camps, or perhaps a Civil War encampment? Local amenities in the nearby village of Miserden include a village store, post office, primary school, and a charming pub. Bisley is home to two pubs and a primary school, while the nearby village of Cranham offers a primary school and an active scout centre. Birdlip also boasts a primary school and The Royal George Hotel. For further education, a variety of state, grammar, and independent schools can be found in Stroud, Gloucester, and Cheltenham. The nearest train station is located in Stroud, offering direct services to Paddington, London.





Approximate Gross Internal Area = 240.4 sq m / 2588 sq ft

Cellar = 14 sq m / 151 sq ft

Outbuildings = 110.3 sq m / 1187 sq ft

Total = 364.7 sq m / 3926 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1018524)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

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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 Tax Band G and EPC rating F

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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