

# NEWCOMBE HOUSE STANCOMBE



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SEAGER



# NEWCOMBE HOUSE, STANCOMBE, STROUD, GL6 7NF

A DETACHED MODERN HOME, ENJOYING  
EXCELLENT FAMILY ACCOMMODATION. SET IN  
1/4 OF AN ACRE. BACKING ONTO FARMLAND.

## *The property*

Situated in the hamlet of Stancombe, between Bisley village and Stroud town, Newcombe House is a detached, modern home that has been recently upgraded to suit the needs of the modern buyer. Offering bright, flexible family accommodation across two floors, the property combines space, light, and practicality. The canopied entrance opens to an inner hall with stairs leading to the first floor, and doors opening into the living areas. At one end of the property, the kitchen/dining room benefits from a triple aspect outlook, creating a bright, airy space. The kitchen features soft grey shaker-style cabinets, corian worktops, and built-in appliances including a double oven, hob, dishwasher, and fridge/freezer—perfect for family meals and entertaining. Adjoining the kitchen, the spacious reception room includes a small glazed extension that floods the space with natural light, with double doors opening to the rear garden. The ground floor also includes a sitting room

with a bay window to the front, and a study overlooking the rear garden—ideal for work or quiet relaxation. A small utility room offers rear access to the garden and additional storage. On the first floor, there are four to five bedrooms. These rooms are served by newly renovated bath and shower rooms, both featuring modern finishes. The contemporary shower room has a stylish vanity unit, while the family bathroom includes a shower over the bath for added convenience. Bedroom 5, which can be used as a single bedroom or home office, offers further flexibility. Recent improvements include new windows and doors and an external oil-fired boiler.





**Guide price**  
**£750,000**

- Canopied entrance opening to inner hall
- Kitchen/dining/family room
- Sitting room & living room
- Study
- Cloakroom & utility
- 4/5 bedrooms
- Bathroom & shower room
- Gardens and grounds of 1/4 of an acre - two timber outbuildings
- Sewerage treatment plant
- Ofcom - Ultra fast broadband available  
- Indoor mobile signal limited with 4 main providers

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

Stroud - 3.3 miles  
Cirencester - 11 miles  
Cheltenham - 12 miles  
Gloucester - 13 miles  
Bath - 33 miles  
Bristol - 35 miles

## *Outside*

Set within a plot of approximately 1/4 acre, the grounds extend to all four sides of the property, offering plenty of space for potential landscaping. Bounded by a combination of wood panelled fencing and hedging, the gardens provide a blank canvas for the next owner to shape according to their preferences. A gated tarmac driveway runs up the side of the property, wrapping around the back of the house, and is home to two timber sheds/outbuilding, previously used as offices. A lawned area extends to the side of the property, providing further outdoor space to enjoy. The house and gardens back onto adjoining farmland.

## *Situation*

Stancombe is a delightful hamlet nestled in the Cotswold Area of Outstanding Natural Beauty, located on the edge of Bisley. Just around the corner in Stancombe Lane, you'll find Stancombe Farm Shop, which stocks a wide range of local, fresh produce and also features a cosy coffee shop.

Neighbouring Bisley is a picturesque Cotswold village, renowned for its historic stone houses and vibrant community. The village offers a variety of amenities, including a primary school, local church and two traditional pubs, creating a welcoming atmosphere. A village shop located within The Bear Inn provides everyday essentials, and the King George V playing fields and Bisley Playgroup are nearby. For more fresh, local produce, the renowned 'Green Shop' is a popular spot. The village hall and sports pavilion offer a range of clubs and activities, promoting a strong sense of community. In terms of education, excellent schools are available in Stroud, Cheltenham, and Gloucester, including state, grammar, and independent options. For commuters, Stroud railway station offers direct services to London Paddington, with a journey time of approximately 90 minutes. Stroud town itself offers a wide range of shops, cafes, bars, and restaurants, and is home to the famous, award-winning farmers' market.



Approximate Gross Internal Area = 188.1 sq m / 2025 sq ft  
 Outbuildings = 32.6 sq m / 351 sq ft  
 Total = 220.7 sq m / 2376 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190556)

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

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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7NF

**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 F 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.

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