

5 BEARSFIELD BISLEY



WHITAKER
SEAGER



5 BEARSFIELD, BISLEY, STROUD, GL6 7DB

AN EXTENDED AND MODERNISED DETACHED VILLAGE HOME,
PROVIDING FAMILY ACCOMMODATION INCLUDING A SUPERB OPEN-
PLAN FAMILY KITCHEN, LEVEL GARDEN, GARAGE AND PARKING.

The property

Situated in the highly desirable Cotswold village of Bisley, this detached modern family home has been thoughtfully and lovingly upgraded to suit contemporary family life. Tucked away in a cul-de-sac setting with a detached garage and convenient parking, the property features a small gravelled front garden and a larger, landscaped rear garden perfect for outdoor living. Upon entering, a practical boot room with tiled flooring provides space to hang coats and store shoes, leading into an inner hallway where a clever understairs study nook has been created. A cloakroom is positioned off the hall. The sitting room, located at the front of the house, overlooks the front garden and boasts a charming open fireplace with a stone surround, panelled walls, and a cosy yet elegant ambiance. The heart of the home is undoubtedly the open-plan family kitchen, a bright and spacious area designed for both living and dining, with bi-fold doors that open seamlessly to the rear garden,

complemented by roof lights and a rear window that flood the room with natural light. This impressive space is fitted with stylish shaker-style cabinetry, a central island, two integrated ovens, an induction hob, a dishwasher, and a wine cooler, all set against a sleek tiled floor that enhances the room's sense of space. The kitchen area also enjoys electric under floor heating. Upstairs, the first floor hosts three bedrooms, including a well-proportioned main bedroom with excellent built-in storage, and two additional single bedrooms. These rooms are served by a beautifully appointed family bathroom featuring a separate corner shower and floating vanity unit. A staircase from the landing leads to an attic room, offering additional flexible living or storage space. Agents note - This property is owned by a member of the Whitaker Seager team.





Guide price
£585,000

- Boot room opening to hall. Cloakroom
- Sitting room
- Open-plan kitchen/dining/living room
- Three bedrooms
- Family bathroom
- Attic room
- Attached single garage with storage area above
- Landscaped gardens and private parking
- Gas central heating. Air conditioning unit on first floor
- Ofcom: Ultra fast broadband available with Openreach and Gigaclear- Limited indoor mobile signal with EE and O2

WITHIN EASY REACH...

Stroud - 4 miles
Kemble railway station - 9.5 miles
Cirencester - 6.5 miles
Cheltenham - 22 miles
Gloucester - 26 miles
Bath - 31 miles
Bristol - 37 miles

Outside

A tarmac driveway with easy parking for up to three cars leads to an attached single garage, offering excellent storage and convenient access. To the front of the house, an enclosed gravelled garden enjoys a pleasant outlook and provides space for a small table and chairs, creating a charming spot to sit and enjoy the surroundings. The main garden lies to the rear and has been thoughtfully landscaped to suit both family living and entertaining. Securely enclosed, making it ideal for children and dogs, the garden features a level lawn, a paved seating terrace perfect for al fresco dining, and a separate decked area complete with a hot tub for relaxing. A pedestrian door from the garden also provides direct access into the garage, adding to the home's practicality. Please note that within a 1976 conveyance it is stated that 'no boat, caravan or house on wheels shall at any time for any period be permitted to stand upon the land'.

Situation

Bisley is a picturesque and highly sought-after Cotswold village located just east of Stroud, renowned for its charming historic stone houses, scenic countryside views, and vibrant sense of community. The village offers an excellent range of amenities for day-to-day living, including two welcoming pubs, two churches, and a well-regarded primary school. For young families, the King George V playing fields and Bisley Playgroup are just a short walk away, providing fantastic recreational opportunities. Residents also benefit from the locally loved 'Green Shop,' known for its eco-friendly focus, and the nearby Stancombe Beech Farm Shop, which offers fresh produce and local goods. Community life is strong, with the village hall and sports pavilion hosting a variety of clubs, events, and social activities throughout the year. Despite its peaceful rural setting, Bisley is well connected; the nearby town of Stroud offers an extensive range of facilities including supermarkets, independent shops, a weekly farmers' market, and both state and grammar schools. A selection of highly regarded independent schools is also accessible in nearby Cheltenham and Gloucester. For commuters, Stroud railway station provides a direct service to London Paddington in approximately 90 minutes, making Bisley a practical choice for those seeking a balance between countryside living and urban connectivity.



Approximate Gross Internal Area = 128.3 sq m / 1381 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 146.9 sq m / 1581 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1214472)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 7DB

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 D 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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