

# HOARSTONES EASTCOMBE



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# HOARSTONES, FIDGES LANE, EASTCOMBE, STROUD, GL6 7DW

A DETACHED AND VERSATILE FAMILY HOME,  
ENJOYING A DESIRABLE VILLAGE POSITION  
CLOSE TO LOCAL AMENITIES, SET IN  
APPROXIMATELY HALF AN ACRE.

## *The property*

Set within a desirable Cotswold village, Hoarstones enjoys a quiet position along a country lane, yet is within walking distance of the village shop, pub, and both primary and secondary schools. Formerly a bungalow, this generously proportioned and highly versatile home has been thoughtfully extended and now offers over 2,600 sq. ft of adaptable accommodation. The property is set back from the lane within a plot of approximately half an acre, offering a real sense of space and seclusion. The layout allows for up to six bedrooms, making it equally suitable for families or those seeking single-level living with guest accommodation. The main entrance opens into the original hallway, where doors lead to two ground-floor bedrooms—one with an en-suite shower room—as well as a study. The original sitting room enjoys a bay window and feature fireplace, and opens via French doors into a formal dining room with oak flooring and access to the garden. A further sitting room offers built-in storage, another fireplace with a gas fired log effect woodburner, and a bifold door

opening to the rear. The spacious kitchen lies at the rear of the house and is ideal for family living and entertaining, featuring in-frame cabinetry, open shelving, pantry, a gas Aga, and electric hob. Bi-fold doors lead to a paved courtyard garden. A boot room, ground floor shower room, and utility provide practical convenience, with access to a former garage now used for garden storage. Upstairs, four bedrooms are arranged around a central landing. The main bedroom suite offers a double-aspect outlook, dressing area with built-in storage, and en-suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom. A flexible and inviting home in a sought-after location, Hoarstones combines village convenience with the comfort and space of modern family living.







**Guide price**  
**£885,000**

- Kitchen/breakfast room
- Dining room & study
- Living room & Sitting room
- Rear boot room, utility & downstairs shower room
- 6 bedrooms, main with ensuite dressing room and bathroom, further bedroom with ensuite shower room
- Family bathroom
- Private driveway with extensive parking & outdoor garden store
- Gardens & grounds of approximately half an acre
- Ofcom - superfast broadband available - good outdoor mobile signal with Three O2 & EE- Variable inside with EE
- Gas central heating, mains drainage

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

Stroud - 4.5 miles  
Kemble Railway Station - 10 miles  
Cirencester - 11 miles  
Cheltenham - 14 miles  
Gloucester - 15 miles  
Bath - 31 miles  
Bristol - 34 miles

## *Outside*

Set back from the lane and enjoying privacy, Hoarstones occupies a generous plot of approximately half an acre. Approached via a gravelled driveway, the property offers ample parking with space for multiple vehicles, with the drive sweeping to the front, side, and rear of the house for maximum convenience. A former garage, now used for storage, adds invaluable storage. The gardens are a particular highlight — fully enclosed by a combination of mature hedging and fencing, they offer a safe and spacious environment for families and outdoor enthusiasts alike. A substantial lawn extends to the rear and wraps around to the side of the house, providing an ideal setting for children to play or for garden parties. To the front, further garden space features raised flower beds, while mature trees and shrubs planted around the boundaries bring year-round interest, colour, and a sense of established charm. Two paved seating terraces offer opportunity for outside dining, one adjoining the kitchen and the other the sitting room. The neighbouring property has vehicular and pedestrian access over the initial section of driveway.

## *Situation*

Eastcombe is a charming hilltop village within an Area of Outstanding Natural Beauty (AONB), located between the towns of Stroud and Cirencester, and offering convenient access to Cheltenham and other major regional centres of employment. Unlike many Cotswold villages, it has retained its traditional village pub and general stores/post office, creating a friendly community atmosphere. The village is home to a sought-after primary school and Thomas Keble, a highly regarded secondary school. Local independent schools include Beaudesert Prep School and Wycliffe College. There are plenty of outdoor activities available, such as walking, riding, and cycling. A Doctor's Surgery, Chemist, and Tesco Metro are located in nearby Bussage. Eastcombe enjoys a bus service to Stroud, while Stroud and Kemble railway stations offer a direct line to London Paddington in approximately 90 minutes. Stroud is known for its weekly Farmers' Market, has four supermarkets, Stroud High and Marling Grammar schools, a multi-plex cinema, a Leisure Centre, and the newly restored Stroudwater Navigation canal.



Approximate Gross Internal Area = 245.1 sq m / 2638 sq ft  
 Store = 14.9 sq m / 160 sq ft  
 Total = 260.0 sq m / 2798 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232752)

| 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>                            | <b>70</b>                                                                                                   | <b>75</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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 PrimeLocation.com  Zoopla  rightmove

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7DW

**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 E and EPC rating C

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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