

MORELAND COTTAGE BISLEY



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MORELAND COTTAGE, HOLLOWAY ROAD, BISLEY, STROUD, GL6 7AD

A DETACHED GRADE II LISTED 3 BEDROOM HOME, POSITIONED IN THE HEART OF THE VILLAGE, WITH A GENEROUS GARDEN.

The property

NO ONWARD CHAIN - Centrally located in the picture-postcard Cotswold village of Bisley, this detached Grade II Listed family home occupies an elevated position above the street, enjoying charming rural views that stretch across the iconic rooftops of this much-loved village. Set within a thriving and historic community known for its stone cottages, scenic walks, and welcoming atmosphere, the property offers an ideal balance of character and comfort. The current owners have carried out a series of improvements, enhancing both the aesthetic appeal and everyday functionality of the home. Access is available from both the front and rear, providing flexibility for family life. A series of stone steps rise from the lane to the main entrance, where a glazed door opens into a practical and spacious utility room or boot room. From here, a connecting door leads into a contemporary kitchen that successfully blends modern style with the warmth of a traditional setting. Fitted with sleek high-gloss units, an integrated oven and

hob, and a cleverly designed built-in dining nook, the kitchen is both sociable and efficient. Beyond the kitchen, the adjoining sitting room offers a welcoming retreat, where natural light flows in through windows dressed with plantation shutters and a fireplace with a wood-burning stove creates a cosy and attractive focal point. Stairs rise to the first floor, where two double bedrooms are located—one positioned to the front and the other enjoying a rear aspect. A third room, currently used as a home office, provides direct access to the garden and serves as a highly functional workspace or additional reception area. This room also accommodates a second staircase that leads to a further attic bedroom with ensuite facility. A door from the attic room opens to a raised decked balcony, the ideal spot to enjoy a morning coffee. The property benefits from PP to lime render the existing pebbledash.





Guide price
£449,500

- Boot room/utility room
- Kitchen/breakfast room
- Sitting room
- Home office
- 3 bedrooms
- Family bathroom & shower room
- Generous gardens
- Parking on street within the village
- Gas central heating
- Ofcom - Ultrafast broadband available - Outdoor signal good with EE, variable with other providers

WITHIN EASY REACH...

Stroud - 4.5 miles
Cirencester - 10 miles
Cheltenham - 14 miles
Gloucester - 14 miles
Bath - 33 miles
Bristol - 35 miles

Outside

The generous garden stretches behind the house and is accessible directly from the first-floor home office. A garden gate at the rear opens onto a public footpath, providing practical access for larger outdoor items such as garden furniture or tools without the need to bring them through the house. Thoughtfully landscaped and arranged as a series of distinct garden 'rooms', the space offers both beauty and functionality. A lawned terrace flanked by established flower borders, offer an open space where children can play. Immediately adjoining the rear of the house, a level patio area provides the ideal setting for outdoor dining, summer barbecues, or even the installation of a hot tub, making it a perfect extension of the living space during warmer months. A short flight of steps leads up to a further elevated seating terrace, which takes full advantage of the views over the rooftops beyond, offering a great spot for evening drinks. Parking is located on the street, within the village. The neighbouring property has occasional pedestrian access through the garden for maintenance to their own property.

Situation

Bisley is a picturesque Cotswold village east of Stroud, known for its historic stone houses. This thriving community offers two churches, two pubs, and a primary school. The King George V playing fields and Bisley Playgroup are within walking distance. Additional amenities include the 'Green Shop' and an exciting farm shop at Stancombe Beech Farm. The village hall and sports pavilion host various clubs. A range of schools, including state, grammar, and independent options, are available in Stroud, Cheltenham, and Gloucester. London Paddington is reachable by train from Stroud in about 90 minutes.



Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft
 External Store = 5.4 sq m / 58 sq ft
 Total = 117.8 sq m / 1268 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225037)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 7AD

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

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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