

# MEADS

## PITCHCOMBE





# MEADS, GLOUCESTER ROAD, PITCHCOMBE, GLOUCESTERSHIRE, GL6 6LP



**GUIDE PRICE £1,495,000**

**A SUBSTANTIAL AND LIGHT-FILLED FAMILY HOME IN A MAGNIFICENT ELEVATED LOCATION WITH BREATHTAKING VIEWS, LARGE GARDEN OF CIRCA 0.8 ACRES AND SELF-CONTAINED 3 BED ANNEXE**

**Reception Hall/Boot Room, Cloakroom with Shower, Inner Hall, Kitchen/Living/Dining Room, Garden/Dining Room, Sitting Room, Lower Level Second Reception/Games Room, Utility, Boiler Room, 4 Double Bedrooms, 2 with En-suite, Family Bathroom, Self-contained 3 Bed Annexe with Sitting Room, Kitchen, Shower Room and private Terrace**

**Outbuildings: Double Garage, Barn, Workshop, Store Room on 2 Levels, Potting Shed  
Garden: circa 0.8 Acres of beautifully Landscaped Garden  
Ample Driveway Parking**





Meads offers a spacious and light-filled family home with sensational valley views. The house works equally well for everyday living, as it does for hosting family and friends, with carefully thought-out living spaces and delightful garden and grounds. Great attention has been put into ensuring all of the rooms maximise the stunning views, seamlessly blending the interior with the magnificent panorama.

Opening to a spacious reception hall and boot room, the home has an instant sense of light and space. Walking through to the inner hall and garden/dining room, you are immediately struck by the sensational view. An expanse of glazed doors and windows runs along the front of the house, stylishly fusing exterior and interior living. Doors open from the garden/dining room, to a good-sized patio, perfect for alfresco entertaining. The kitchen is clearly the heart of the home with light-coloured fitted units and ample room for a dining table as well as plenty of room for a couple of sofas in the open-plan living area. A large centre island provides further seating, ideal for informal dining. A good sized utility and a boiler room, lead off the kitchen.

The sitting room leads off the inner hall and offers a spacious room which works equally well for entertaining, as it does for quiet relaxation. Two bay windows, together with double doors opening to the patio and garden, fill the room with natural light. A further reception room, ideal as a games room and used as a fabulous entertaining space by the current vendor, is located on the lower level, with direct access onto a patio, ideal for summer parties. A stylish Jotul woodburner, adds comfort for the colder months.

Four double bedrooms are located on the first floor, two with en-suite, plus a family bathroom. All of the bedrooms have been thoughtfully laid out to provide comfort alongside ample storage. Three of the bedrooms benefit from magnificent valley views, with full-height windows in the principal suite and the fourth bedroom has pretty views over the village church.

A separate 3 bed annexe is accessed via an inner hall off the kitchen and also via its own front entrance. The annexe is beautifully presented with 3 bedrooms, kitchen, utility, store room with WC and an outside seating area. The annexe is currently run as a successful Airbnb.

The beautifully landscaped grounds are a real feature of the property, comprising well stocked borders, a large level area of lawn (previously used as a tennis court) and further gently sloping lawns. A double garage and extensive range of outbuildings, including a barn, workshop and potting shed/store, provide plentiful garden storage, with scope to develop, subject to the necessary building consent.



#### LOCATION

One of the key attributes of Meads is its location. Nestled in an elevated hillside location in the historic village of Pitchcombe, the home benefits from sensational views. Located alongside the village hall and church, the property offers country living at its finest.

A quintessential Cotswold village, Pitchcombe has remained largely unaltered over the years, with a wealth of historic homes and a tremendous sense of community spirit, with regular local events, including a popular annual village fete. The Edgemoor Inn in the neighbouring village of Edge, is within easy walking distance and Painswick is within a five minute drive or a pleasant walk along a network of pretty footpaths. With several thriving cafes, a boutique hotel and village shop, Painswick is a great weekend walking destination for a coffee and catch up with friends. Painswick Beacon hosts a popular golf course and the Rococo Gardens are well worth a visit. Stroud is less than ten minutes drive away and is well-known across the Cotswolds as an artistic hub with a unique bohemian vibe and was voted the 'best place to live' by the Sunday Times. Stroud has several leading supermarkets, including Waitrose, as well as sporting facilities, independent retailers and an award winning Saturday Farmers Market. Cheltenham is within a 20 minute drive and offers excellent shopping, restaurants and theatre, as well as numerous music and arts festivals and racing at its the renowned National Hunt racecourse.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run along the A46 to most of the local schools in both the private and state sector. There is also a popular village primary school in nearby Painswick.

Well placed for ease access to main roads and transport links, Meads is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

#### DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud and after circa 2 miles, take a sharp right hand turn back on yourself, onto the A4173, in the direction of Gloucester. Take the first right hand turn after circa 50 yards (signposted to the Church and village hall) and the entrance to Meads will be found almost immediately, on your right.

#### TENURE EPC

**Freehold**  
**EER: Current 74 / Potential 77**

#### SERVICES

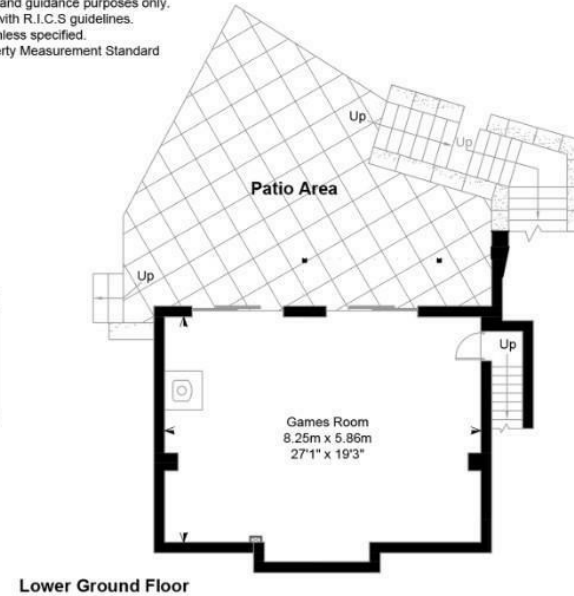
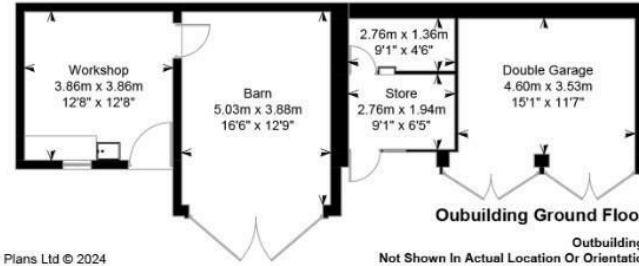
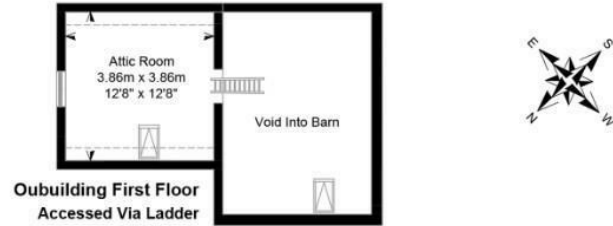
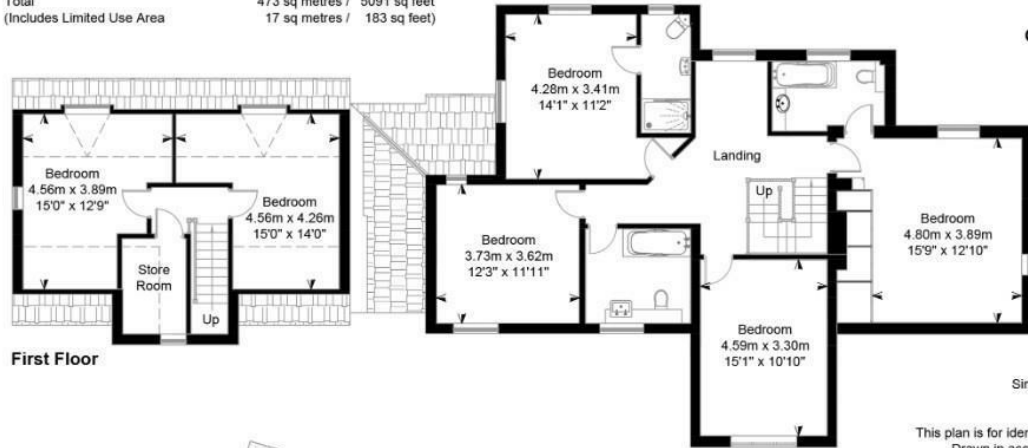
**All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band G - £3646.10. Ofcom checker: Broadband - standard 9 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone, Three.**

#### VIEWING

**By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property**

**Meads, Gloucester Road, Pitchcombe, Stroud, Gloucestershire**

Approximate IPMS2 Floor Area	
House	305 sq metres / 3283 sq feet
Annexe	90 sq metres / 969 sq feet
Double Garage	18 sq metres / 194 sq feet
Barn	51 sq metres / 549 sq feet
Store	9 sq metres / 96 sq feet
<b>Total</b>	<b>473 sq metres / 5091 sq feet</b>
(Includes Limited Use Area)	17 sq metres / 183 sq feet



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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

**SUBJECT TO CONTRACT**

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