

TANGLEWOOD

LONGRIDGE
GLOUCESTERSHIRE



Tanglewood, Longridge, Sheepscombe, Gloucestershire, GL6 7QX

A LIGHT-FILLED AND SPACIOUS FAMILY HOME IN A STUNNING LOCATION WITH SENSATIONAL VIEWS, BEAUTIFUL LANDSCAPED GARDEN, ORCHARD, GARAGE AND PARKING

Reception Hall, Cloakroom, Sitting Room, Snug, Dining Room, Kitchen/Breakfast Room, Utility Cupboard, 4 Bedrooms, Principal with En-suite, Family Bathroom, Boot Room/Potting Shed, Garage with Workshop, Shed, Landscaped Garden plus Separate Orchard/Wild Flower Garden, Sensational Views

OFFERS IN THE REGION OF £850,000

DESCRIPTION

Tanglewood offers a light-filled and spacious family home, filled with charm and character, in an exceptional location. All of the rooms have been thoughtfully laid out to maximise the sensational views and create a home that works equally well for entertaining, as it does for everyday living. A useful porch opens to a terracotta tiled reception hall with cloakroom and WC. The Sitting room is dual aspect with double doors opening to a rear patio and also to the front garden, ideal for easy summer living and alfresco entertaining. A woodburning stove provides a warming focal point for the colder months. A snug provides a further reception room, with original fireplace and views overlooking the valley. The dining room and kitchen are set to the rear of the home and provide ample space for entertaining family and friends, whilst working equally well for family suppers. The dining room has space for a good-sized table, along with purpose-built cabinetry for wine and general storage. The kitchen is clearly the heart of the home. Stylish bespoke units by local kitchen maker, Woodchester Cabinet Makers provide plentiful storage with built-in appliances and a breakfast bar. Oak worktops create a warm vibe, whilst also offering practicality. A utility cupboard leads off the kitchen, creating a useful space to hide away laundry and a door leads directly to a charming secluded patio, perfect for a quiet morning coffee or alfresco dining with friends. Four good-sized bedrooms are located on the first floor, all with wonderful views either across the valley or over the beautifully landscaped garden. The principal bedroom is a real feature; a large room with magnificent views, built-in wardrobes and a spacious en-suite bathroom. All of the bedrooms have been carefully laid out to provide both comfort and ample storage. A good-sized family bathroom is also located on the first floor.

A beautifully landscaped garden is set to the rear of the property, with a choice of seating areas providing idyllic spots to relax with a morning coffee or to dine alfresco, whilst soaking up the views. The tiered garden provides a combination of level and sloping lawns, together with wonderfully well-stocked borders. A separate wild flower garden and orchard is accessed from the top of the garden, with truly exceptional views across the valley, looking towards Painswick and Edge. A five bar gate leads from the orchard, into Blackstable Woods and the Wysis Way, giving instant access to miles of wonderful walks. There is a single garage with workshop, a boot room/potting shed and a further storage shed. Parking for several cars is available on the drive.

DIRECTIONS

From our Painswick office, head into the centre of the village along St Mary's Street, turning right into Tibbiwell Lane, just before the village shop. Follow the lane down the hill and up the other side, along Greenhouse Lane. Turn left at the first T junction and after 20 yards, turn left onto the Slad Road and immediately left again, towards Sheepscombe. Tanglewood will be found circa one mile along Longridge, on the right hand side, identified by iron railings at the beginning of the private road. Tanglewood is the last house on the right, just before the track hits the lane again.

LOCATION

The location of Tanglewood is one of its key attributes. Set back off the lane, at the end of a private road, the home benefits from truly spectacular views, whilst still within easy reach of transport links. The property backs onto National Trust woodland, giving instant access to wonderful walks and the surrounding countryside offers a network of public footpaths and quiet county lanes for walking, cycling and riding. Local amenities in nearby Sheepscombe include a village church, primary school and a popular pub. Painswick, on the opposite side of the valley, is one of the prettiest villages in the Cotswolds with good facilities, including an award winning hotel and restaurant, village shop, chemist, primary school and two popular pubs, as well as a challenging 18 hole golf course.

One of the key draws to the area is the excellent choice of schools in both the state and private sector, with several sought after grammar schools in Stroud, Gloucester and Cheltenham and popular primary schools in both Sheepscombe and Painswick. Cheltenham is immediately to the north of Tanglewood, with excellent shopping, restaurants, theatre and arts and science festivals. The market town of Stroud is within a ten minute drive and has three major supermarkets and a mainline station - (London Paddington circa 90 minutes). London is circa 2 hours by road (M4 or M40 motorways) and there is easy access to the M5 motorway.

TENURE EPC

**Freehold
EER: Current 51 / Potential 75**

SERVICES

All mains services are believed to be connected to the property, oil central heating, mains drainage. Stroud District Council tax band E, £2,712.70 2024/25. Broadband Standard 8 Mbps, Ultrafast 1000 Mbps; Mobile O2 By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

VIEWING

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



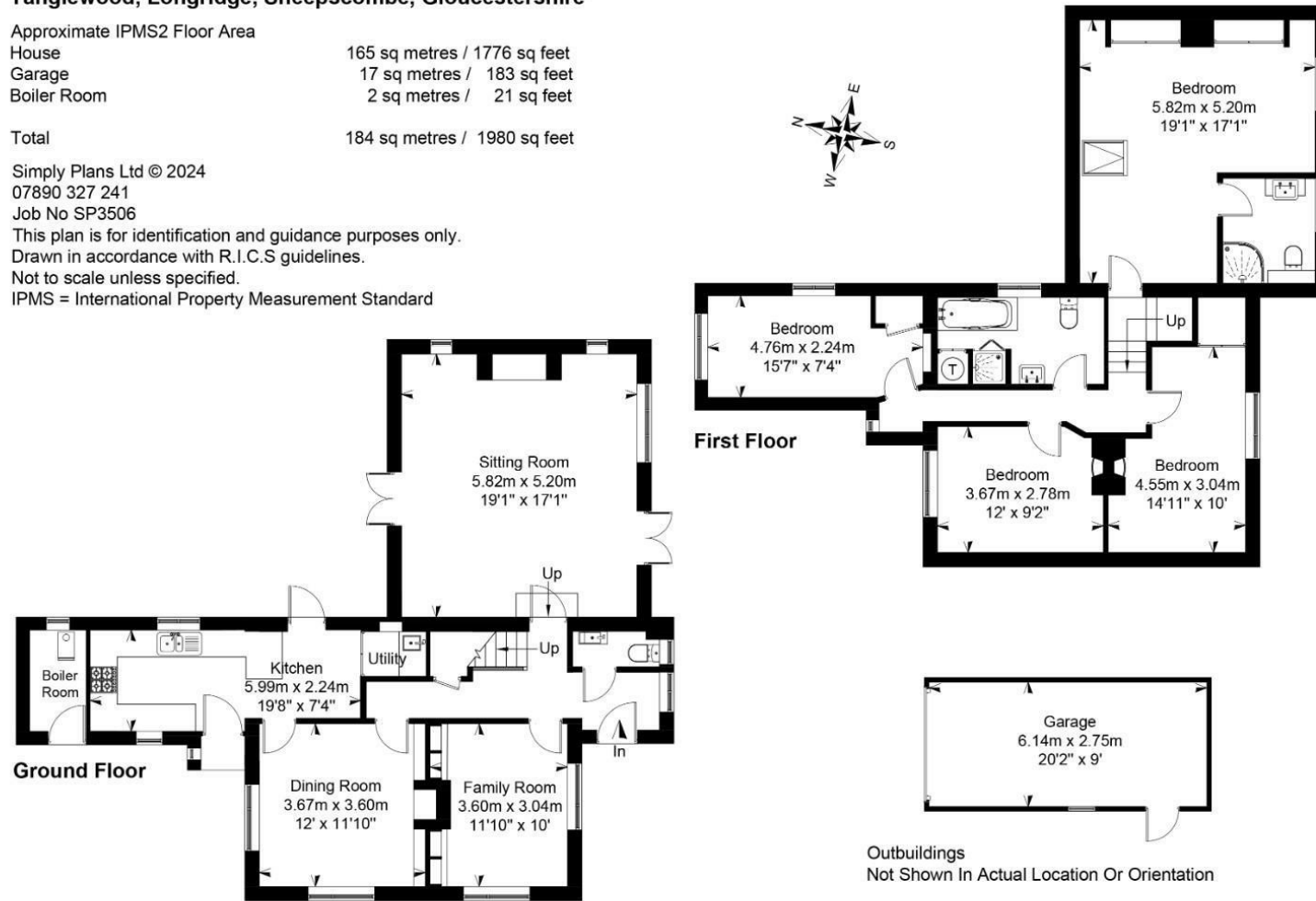
Tanglewood, Longridge, Sheepscombe, Gloucestershire

Approximate IPMS2 Floor Area
 House 165 sq metres / 1776 sq feet
 Garage 17 sq metres / 183 sq feet
 Boiler Room 2 sq metres / 21 sq feet

 Total 184 sq metres / 1980 sq feet

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 Job No SP3506

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



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