

APPLECROFT

PITCHCOMBE
GLOUCESTERSHIRE



Applecroft, Gloucester Road, Pitchcombe, Gloucestershire, GL6 6LP

A LIGHT-FILLED 3/4 BED HOME WITH LARGE GARDEN, MAGNIFICENT VIEWS, GARAGE AND PARKING, LOCATED IN THE SOUGHT AFTER COTSWOLD VILLAGE OF PITCHCOMBE

Entrance Hall, Kitchen/Breakfast Room, Dining Room/Bedroom 4, Sitting Room, Garden Room, Study, Utility, 3 Bedrooms, 2 with En-suite and the Principal Bedroom with Walk-in Dressing Room, Family Bathroom, Large Garden, Garage/Workshop, Shed, Ample Driveway Parking

GUIDE PRICE £850,000

DESCRIPTION

Applecroft is a light-filled and spacious south-facing home. The property has been thoughtfully laid-out to maximise the magnificent views over the garden and valley. The reception rooms lead off a central hallway, with the principal rooms rear-facing, to optimise the panorama. The kitchen is clearly the heart of the home and well-presented with stylish fitted units, built-in appliances and a breakfast bar. There is ample room for a dining table, positioned in front of double doors, opening to an outside seating area, ideal for alfresco entertaining. A separate dining room with wonderful views over the valley and doors opening to a terrace, provides space for more formal entertaining and would work equally well as a fourth bedroom. A large utility is ideal for hiding laundry away and overflow kitchen storage. A garden room leads off the kitchen, again with double doors opening to the patio and a lovely room to relax with a book. The light-filled sitting room is well-proportioned with views as far-reaching as Rodborough Court. A ground floor double bedroom with built-in storage, and family bathroom, completes the ground floor.

Two further double bedrooms are located on the first floor, both with spacious en-suite bathrooms and the principal bedroom with walk-in dressing room. The rooms are well-laid out to provide ample discreet storage and lovely countryside views.

The garden is predominantly laid to gently sloping lawn, with several seating areas from which to enjoy the view. A shed provides storage and there is also a fully-insulated double garage/workshop and ample driveway parking.

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 Applecroft is the first house, immediately on your right.

LOCATION

One of the key attributes of Applecroft, 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, Applecroft 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.

TENURE EPC

**Freehold
EER: Current 72 / Potential 80**

SERVICES

Mains electricity, water, gas central heating, septic tank drainage. Stroud District Council Tax Band F, £3,159.94 2024/25. Broadband Standard 7 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps; Mobile, EE Three O2 Vodafone

VIEWING

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

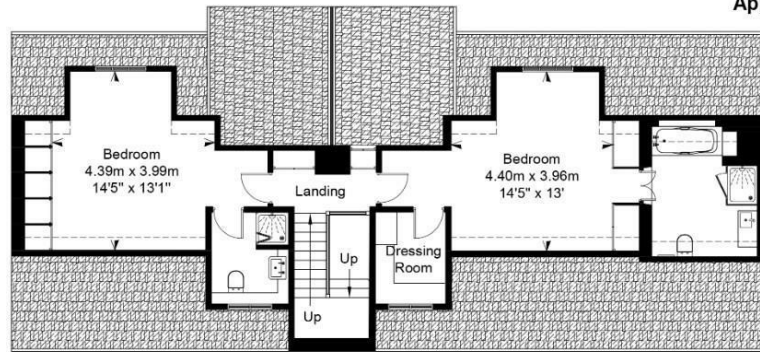
AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning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

SUBJECT TO CONTRACT

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Applecroft, Gloucester Road, Pitchcombe, Gloucestershire



First Floor

□ = Limited Use Area



Ground Floor

House	Approximate IPMS2 Floor Area
Garage	212 sq metres / 2282 sq feet
	26 sq metres / 280 sq feet
Total	238 sq metres / 2562 sq feet
(Includes Limited Use Area)	6 sq metres / 64 sq feet)

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07890 327 241

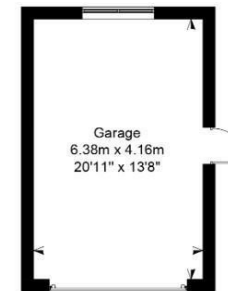
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Outbuildings
Not Shown In Actual Location Or Orientation



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