

# SPINDLEWOOD

SHEEPSCOMBE  
GLOUCESTERSHIRE



# Spindlewood, Church Hill, Sheepscombe, Stroud, Gloucestershire, GL6 7RE

## A 4/5 BEDROOM HOME, INCORPORATING A SELF-CONTAINED ONE BED ANNEXE, LOCATED IN AN ELEVATED POSITION IN THE VILLAGE OF SHEEPSCOMBE WITH SENSATIONAL VIEWS ACROSS THE VILLAGE AND VALLEY

**Reception Hall, Kitchen/Breakfast Room, Sitting/Dining Room, 4 Ground Floor Bedrooms, Principal Bedroom with En-suite Shower Room, Family Bathroom, Lower Ground Self-contained Annexe with One Bedroom, Open-plan Sitting/Dining Room/Kitchen, Landscaped Garden, Double Garage, Single Garage, Driveway Parking**

**GUIDE PRICE £850,000**

### DESCRIPTION

Spindlewood offers a spacious and light-filled home in a truly exceptional location overlooking the village of Sheepscombe. The property has been thoughtfully laid-out to maximise the magnificent views over the garden and the valley. The principal accommodation is located at ground level, with a self-contained annexe on the lower ground floor. Opening to a reception hall, the home has an immediate sense of light and space. The kitchen is clearly the heart of the home and a good-sized room with cream shaker style units providing ample storage and room for a dining table. A glass panel divides the kitchen from the sitting/dining room, giving a lovely open-plan feel. The sitting room benefits from sensational views across the village and valley, with sliding doors opening to a patio area, ideal for summer entertaining. The L shaped sitting room lends itself to a separate dining area. Four bedrooms are located on the ground floor, one of which is currently used as a dining room. The principal bedroom has a spacious en-suite shower room and benefits from fabulous views over the valley. All of the bedrooms have been thoughtfully laid out to provide both comfort and ample storage space. A family bathroom and a useful coat cupboard, complete the ground floor.

A self-contained annexe is located on the lower level with a spacious open-plan sitting/living/kitchen area and separate bathroom. The annexe can be accessed via an internal spiral staircase from the main house and also has its own separate access.

Spindlewood's garden is an absolute delight. Well-stocked borders and a choice of seating areas for relaxing and soaking up the view, make the home an excellent lifestyle choice. A large kitchen garden is fenced off to the rear of the property and there is both a single and double garage, together with driveway parking.

### DIRECTIONS

From our Painswick office, follow the A46 in the direction of Cheltenham, passing through the traffic lights. As you begin to leave the village turn right signposted to Sheepscombe. Continue all the way into the village passing the Butchers Arms public house on your left and dropping down the hill and up the other side. Continue straight up the hill, with the war memorial on your left and then follow the road round to the left and Spindlewood is circa 20 yards along the lane on the right hand side.

### LOCATION

Spindlewood's main asset is its location. In an elevated position on the edge of the popular village of Sheepscombe, the home benefits from sensational views, both across the valley and also over the village itself, with its pretty church and historic Cotswold properties. A short walk from the centre of the village, Spindlewood offers country living at its finest.

Surrounded by beautiful countryside and woodland, there are numerous walks along the paths and bridleways, including the Cotswold Way. Sheepscombe has its own sought after primary school as well as a popular pub and village hall, hosting numerous community events, plus a village church. Nearby Painswick also has further amenities including several pubs, a popular bijou hotel, cafes and a village shop, as well as a golf course on Painswick Beacon. Excellent schools are a key draw to the area, with several sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as numerous schools in the private sector. Stroud, Gloucester, Bath, Bristol and Swindon are all easily accessible, as is the Regency Spa town of Cheltenham which offers great shopping, restaurants, theatre and National Hunt racing, especially the festival in March. Stroud hosts several leading supermarkets plus a cinema and mainline train station with regular trains into London Paddington from circa 90 minutes.

Both the M4 and M5 motorways are within easy reach. Motorway M5 J11a Hucclecote - 6 miles, Motorway M5 J13 Stroud - 9 miles, Motorway M4 J15 Swindon - 34 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) 26 miles, Gloucester Railway Station - 8 miles, Stroud Railway Station - 6 miles, Cheltenham (central) - 10 miles, Bristol Temple Meads - 38 miles. Distances are approximate.

### TENURE EPC

Freehold  
EER: Current 56 / Potential 78

### SERVICES

Water and Electricity are connected to the property. Mains drainage and electric heating. Stroud District Council Tax Band G - £3699.14. Ofcom Checker: Broadband - Standard 4 Mbps Ultrafast 1000 Mbps, Mobile Networks - 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

**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**



## Spindlewood, Sheepscombe, Gloucestershire

House  
Garages

Approximate IPMS2 Floor Area  
170 sq metres / 1830 sq feet  
40 sq metres / 430 sq feet

Total  
(Includes Restricted Use Area)

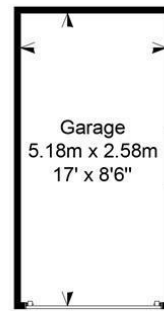
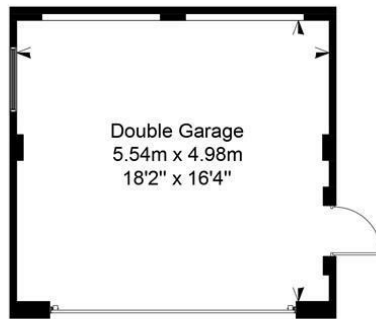
210 sq metres / 2260 sq feet  
5 sq metres / 54 sq feet

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07890 327 241  
Job No SP3511

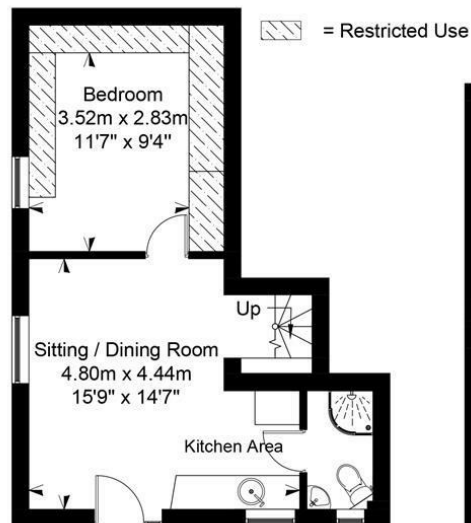
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

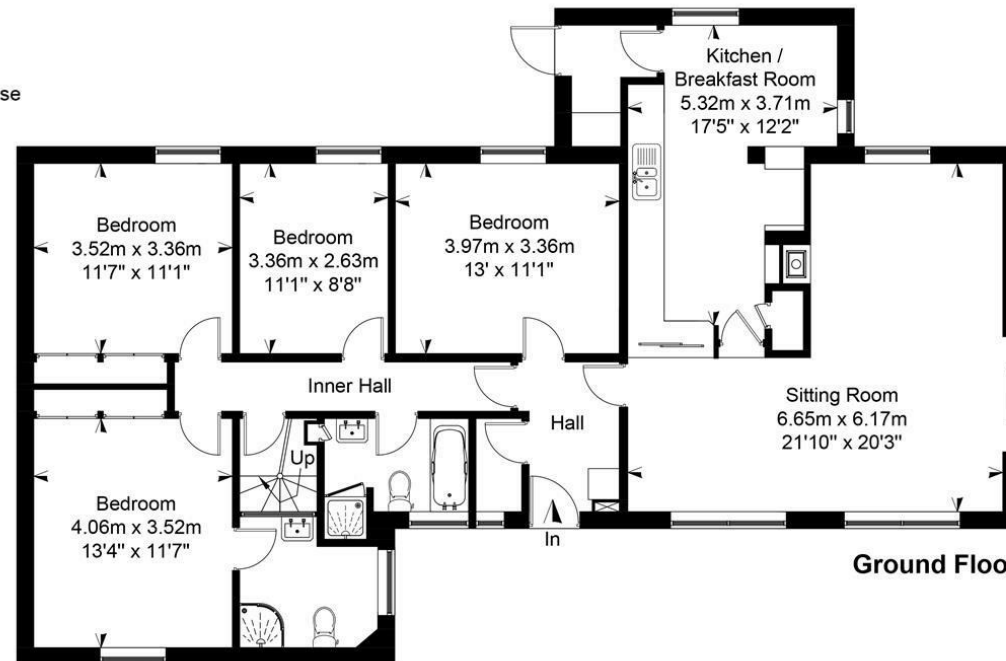
IPMS = International Property Measurement Standard



Outbuildings  
Not Shown In Actual Location Or Orientation



Lower Ground Floor



Ground Floor



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