

THE OLD COACH HOUSE

INCHBROOK
GLOUCESTERSHIRE



The Old Coach House, Cow Lane, Inchbrook, Gloucestershire, GL5 5HN

A CHARMING FORMER COACH HOUSE WITH 4 BEDROOMS, FARMHOUSE-STYLE KITCHEN, LANDSCAPED GARDEN OF CIRCA 0.5 ACRE, GARAGE, LARGE WORKSHOP/STORE ROOM WITH THE POTENTIAL TO CREATE A RENTAL INVESTMENT PLUS THE OPPORTUNITY TO DEVELOP A WING OF THE PROPERTY TO CREATE A SELF-CONTAINED ANNEXE

Reception Hall, Cloakroom, Kitchen/Breakfast Room, Utility, Sitting Room, Dining Room, Home Office/Gym, 4 Bedrooms, 2 En-Suite plus a Jack and Jill Bathroom, Garden of circa 0.5 Acres, Garage, Summerhouse, Workshop and Store Room, Ample Parking

GUIDE PRICE £950,000

DESCRIPTION

The Old Coach House offers a spacious family home filled with period charm and character features. A driveway sweeps up to the main entrance which opens to a good sized reception hall and cloakroom. The kitchen/dining room is clearly the heart of the house with a fabulous red Aga creating a warming focal point. Underfloor heating in the main kitchen area adds additional warmth. There is ample room for a large dining table, making this the perfect space for entertaining family and friends, whilst cooking up a feast. Two sets of double doors lead off the kitchen allowing the light to flood-in and making this an ideal space for alfresco entertaining. A good sized utility with access to rear parking, provides a useful area for hiding away laundry and storing muddy boots and coats. The sitting room provides a lovely space for relaxing and unwinding, with a wood burning stove perfect for cosy evenings by the fire. Historic beams and deep window sills add character to the room. The dining room leads off the sitting room, overlooked by a magnificent Minstrel's Gallery, perfect for after-dinner serenading! A ground floor home office/gym with separate exterior access, has the potential to create a self-contained annexe.

The first floor is accessed via two separate staircases leading to 4 double bedrooms, 2 with en-suite (with underfloor heating) plus a Jack and Jill bathroom. The principal bedroom is a wonderfully spacious room with walk-in wardrobe and doors opening to the garden. All of the bedrooms have ample built-in storage and stunning bespoke elm doors.

The grounds are a real feature of the property with beautifully landscaped lawns and well-stocked borders, totalling nearly half an acre. A superb workshop and store room has the potential to create additional accommodation or a source of income generation (subject to planning). A super summerhouse with large decking area is perfect for lazy summer days and there is also a greenhouse and single garage. The driveway provides parking for several cars with additional parking for two cars and a car port to the rear of the house.

DIRECTIONS

Leave our Minchinhampton office via West End, out towards Minchinhampton Common. At Tom Long's Post, turn left and travel down the hill to Nailsworth. Turn right at the mini roundabout onto the A46 in the centre of Nailsworth, heading in the direction of Stroud. After circa one mile, turn left into Valley Road and then turn almost immediately right into Cow Lane, where the property will be found on the right hand side.

LOCATION

One of the key attributes of The Old Coach House is its location. With a wonderful rural outlook, overlooking Woodchester Park, the property remains conveniently close to both the market towns of Nailsworth and Stroud. Nailsworth is a thriving

market town with a wide range of independent retailers, restaurants and coffee shops. Stroud has an award winning Farmers' Market as well a large Waitrose and three other supermarkets, multiplex cinema, provincial theatre and 2 grammar schools. The surrounding countryside is a great source of walks, there are country pubs and some excellent restaurants to enjoy and for golfers, three challenging 18 hole golf courses within 3 miles at Minchinhampton.

The A46 in the valley below links the M4 at junction 18 and the M5 at Junction 13 making this is a highly convenient location for accessing London, the West Country and the Midland and there are regular mainline train services from Stroud station into London Paddington, scheduled from 90 minutes.

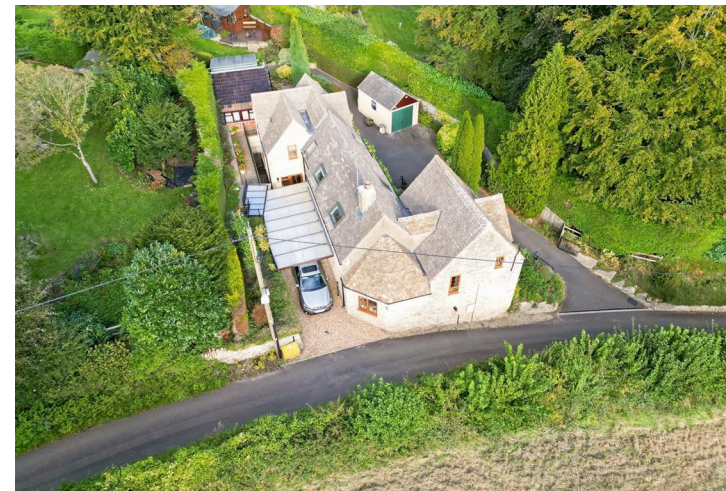
Motorway M5 J13 Stroud - 4.5 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3 miles, Cirencester (central) - 13 miles, Cheltenham (central) - 17 miles, Bristol Temple Meads - 35 miles, Bath (central) - 30 miles. Distances are approximate.

TENURE	Freehold
EPC	EER: Current 65 / Potential 74
SERVICES	Oil central heating, mains drainage, council tax band F, Stroud District Council.
VIEWING	By prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, 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



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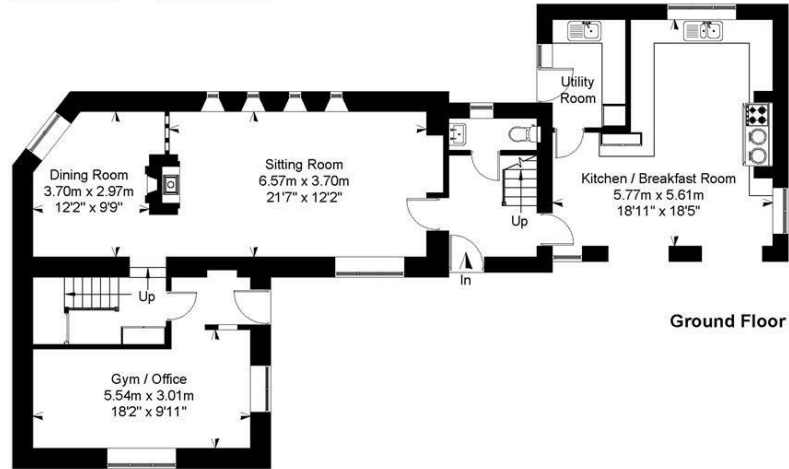
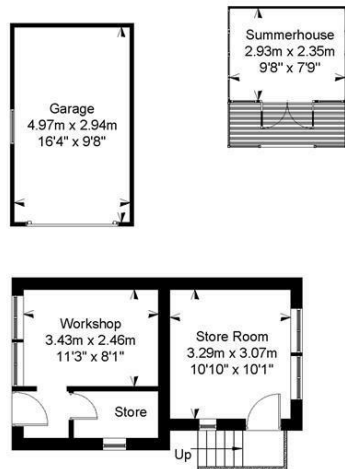
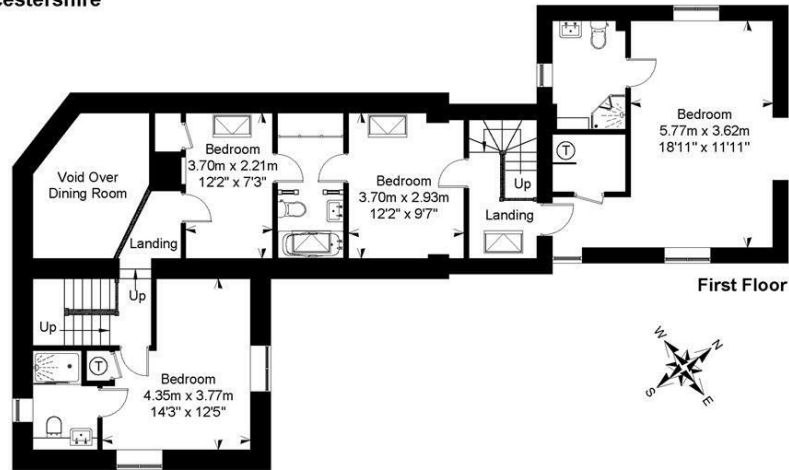
Approximate IPMS2 Floor Area
 House 202 sq metres / 2174 sq feet
 Garage 14 sq metres / 151 sq feet
 Workshop / Stores 24 sq metres / 258 sq feet
 Summerhouse 6 sq metres / 65 sq feet

Total 246 sq metres / 2648 sq feet

Simply Plans Ltd © 2023
 07890 327 241
 Job No SP3250

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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