

GREENWAYS

BURLEIGH, STROUD



Greenways, Burleigh, Stroud, GL5 2PP

A LIGHT-FILLED AND SPACIOUS HOME IN A TRULY SENSATIONAL LOCATION, OFFERING EXCEPTIONAL VIEWS, CIRCA 1.5 ACRES OF GARDEN AND ORCHARD AND THE POTENTIAL TO CREATE A TRULY MAGNIFICENT FAMILY HOME

Reception Hall, Kitchen, Breakfast Room, Dining Room, Sitting Room, Lower Level Utility Room, 4 Bedrooms, Principal with En-suite, Family Bathroom, Double Garage, Gated Driveway Parking, Garden and Orchard totalling Circa 1.5 Acres

GUIDE PRICE £1,000,000

DESCRIPTION

Greenways is a rare find. A spacious and light-filled house in a breathtakingly beautiful location, with the potential to update and create a truly spectacular family home. The property opens into a central hallway with access to the main reception rooms plus a cloakroom. The kitchen is set to the rear of the house with magnificent views across the valley and comprises two linked rooms leading open-plan to a breakfast room. A blue Rayburn provides a focal point to the kitchen and large windows open to the sensational vista across the Stroud Valley. The sitting room spans the depth of the house and again benefits from magnificent views. An open-fire provides a warming focal point for the colder months. A dual aspect dining room with parquet flooring, offers ideal entertaining space with pretty views over the orchard and to the lane. A lower level utility room is accessed via a door leading externally from the back kitchen.

Four good sized bedrooms are located on the first floor, the principal with en-suite shower room. All of the bedrooms have been thoughtfully laid out and all benefit from spectacular views, the two rear bedrooms overlooking Jacobs Knoll and the valley beyond and the front and side facing bedrooms overlooking the orchard and the lane.

The grounds at Greenways are an absolute delight. Totalling approximately 1.5 acres, the landscaped garden is made up of 'rooms' within the garden, with a choice of seating areas for different times of the day, an enclosed kitchen garden with greenhouse, a plethora of well-stocked borders and mature trees, including a stunning copper beech and fig tree. A dry stone wall boundary separates the garden from the common and a separate fenced orchard filled with apple, plum and quince trees, creates a magical play area for young children to explore. A gated driveway provides parking for several cars, together with a double garage.

DIRECTIONS

From our Minchinhampton office, head along West End and proceed along Windmill Road in the direction of Minchinhampton Common. Turn right on Cirencester Road and then immediately right again onto Brimscombe Hill. From there take the 2nd turning on your left and the property can be found approximately 250 meters on your right hand side.

LOCATION

The location of Greenways is one of its key attributes. Tucked away along a quiet country lane, bordering Jacobs Knoll Common, the property offers a tranquil haven of privacy and peace. Surrounded by hundreds of acres of National Trust common land, the location is ideal for country pursuits including walking, cycling and riding. Minchinhampton Common is just minutes away and is home to a popular golf course and also well-known for the cattle that freely graze in the summer months. Winstones ice cream, the Cotswolds own ice cream making factory, is within easy walking distance and the obvious choice for a weekend walk!

The market towns of Minchinhampton, Nailsworth and Stroud, are all within close proximity, offering excellent amenities, including a popular gastro-pub in Minchinhampton and numerous independent retailers, cafes and restaurants in Nailsworth. Stroud and Cirencester are also conveniently close, both with major Waitrose supermarkets and Stroud also has an award winning Saturday Farmers market.

One of the key draws to the area is the excellent choice of schools in both the private and public sector. Beaudesert Park is within walking distance of Greenways and Westonbirt school in nearby Tetbury is circa 20 minutes drive. There are several sought after grammar schools in Stroud, as well as an excellent choice of schools in Gloucester and Cheltenham.

Burleigh is less than two hours from London by car or circa 90 minutes from nearby Stroud Station, while Bristol is within commuting distance and the M5 motorway is easily accessible (Junction 13)

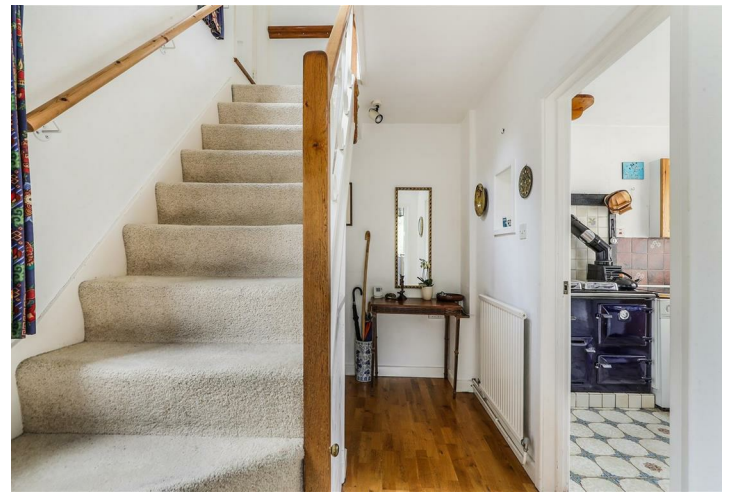
TENURE	Freehold
EPC	EER: Current null / Potential null
SERVICES	Stroud District Council Tax Band G. Oil central heating, Mains drainage. Ofcom Checker: Broadband - Standard 26 Mbps, Mobile Networks - EE, O2, Vodafone, Three

Viewing by prior appointment with MURRAYS 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



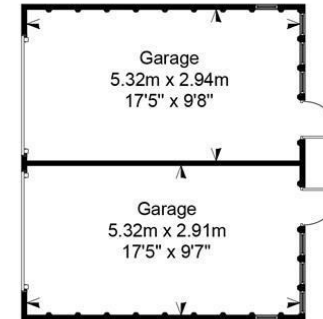
Greenways, Burleigh, Stroud, Gloucestershire

Approximate IPMS2 Floor Area	
House	144 sq metres / 1550 sq feet
Utility Room	16 sq metres / 172 sq feet
Garage	31 sq metres / 334 sq feet

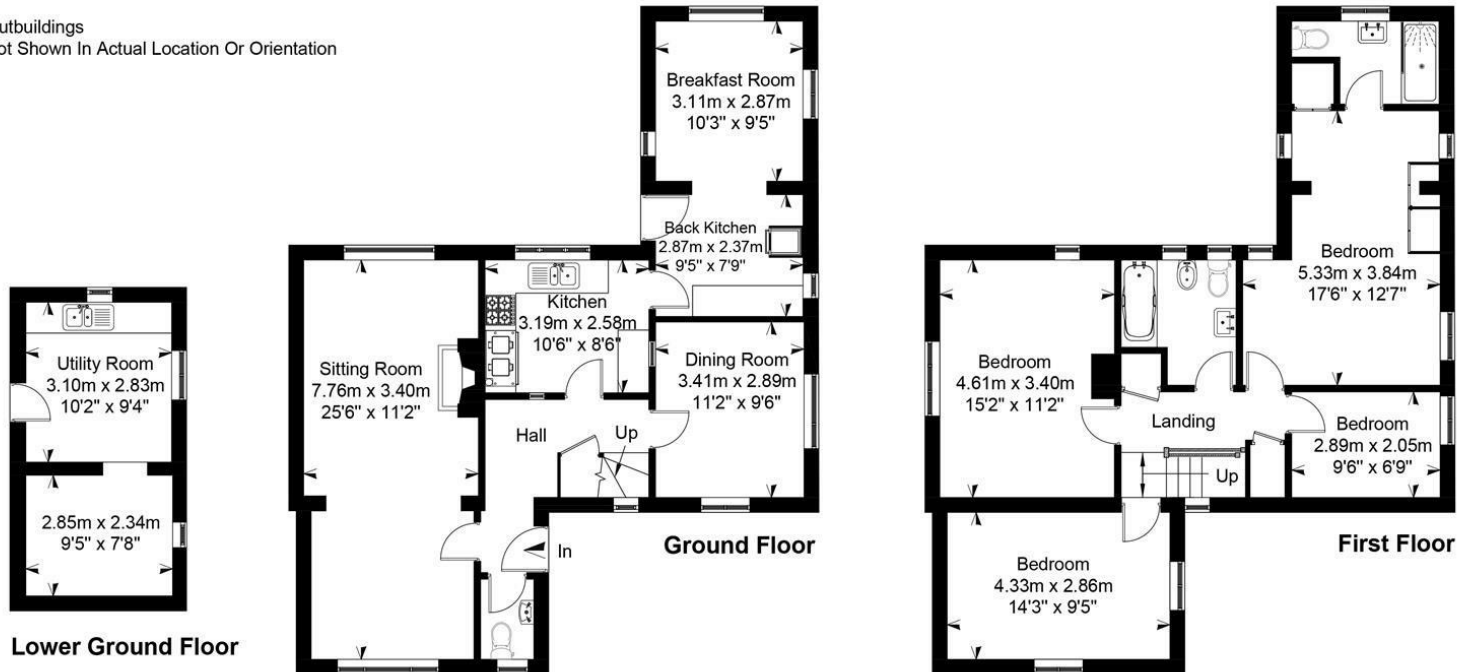
Total 191 sq metres / 2056 sq feet

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Job No SP3419

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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