

PROSPECT HOUSE

BISLEY



MURRAY'S
SALES & LETTINGS



PROSPECT HOUSE, CHURCH HILL, BISLEY, STROUD, GLOUCESTERSHIRE, GL6 7AB



GUIDE PRICE £685,000

A CHARMING GRADE II LISTED COTTAGE IN A MAGICAL TUCKED AWAY LOCATION IN THE HEART OF THE COTSWOLD VILLAGE OF BISLEY, WITH 3 BEDROOMS, ATTIC ROOM, PRETTY GARDEN, SEPARATE GARAGE AND PARKING

Entrance Porch, Sitting/Dining Room, Kitchen, Walk-in Pantry, Cloakroom with WC, 3 Bedrooms, one with En-suite Shower Room, Attic Room (used by the current vendor as a bedroom), Family Bathroom, Separate Garage with Parking, Cottage Garden





Prospect House is a stunning Grade II listed Cotswold cottage, beautifully positioned in a tucked away location in the centre of Bisley. The charming cottage is full of character and filled with natural light and period features.

The home is accessed via a handsome and historic timber door, which sets the tone for the romance and charm that lies within. A useful entrance porch opens to a good-sized sitting room with open fire, parquet flooring and leaded mullion windows. Window seats provide the perfect spot to relax and enjoy the pretty views over the garden and village and there is room for a dining table, making this an ideal room for entertaining family and friends. The kitchen is set to the rear of the cottage and is well proportioned with room for a table, plentiful worktop and storage space and a pretty outlook over the garden. A blue Aga creates a warming focal point to the room and a walk-in larder offers additional storage. A cloakroom with WC completes the ground floor.

Three bedrooms are located on the first floor, all with fabulous views. The rear bedroom has a pretty outlook over the village church and the cottage garden and the two front facing bedrooms overlook the historic village rooftops. The principal bedroom has an en-suite shower room. All of the rooms benefit from character features including window seats and leaded mullion windows. A ladder staircase accesses the top floor with attic room plus a separate large boarded attic store room.

The tiered garden is mainly set to the rear of the cottage and is enclosed by dry stone walling and yew hedging, with a lovely outlook over the churchyard. There is a choice of seating areas and beautiful, well-stocked borders. A further patio is located to the front of the property, accessed via a wrought iron garden gate, opening to the little path that leads to the cottage.

A separate large garage plus off-road parking, is located within a few minutes walk from the cottage.



LOCATION

Prospect House has got to be one of Bisley's best kept secrets. Beautifully positioned in a tucked away location in the centre of the village, only the initiated would know the cottage even exists. Backing onto the village churchyard, the property is accessed via a tucked away little path. Bisley is well provided for with amenities, including a general store/post office, two pubs and a popular primary school, all within a short walk of Prospect House. Well located between Cheltenham and Stroud, both towns offer a host of excellent shops and facilities. Cheltenham is circa 20 minutes drive and offers a more extensive range of independent and national retailers, together with festivals, restaurants and famous National Hunt race course. Nearby Stroud has several major supermarkets including a large Waitrose and award winning weekly farmers' market. One of the key draws to the area is the excellent choice of schools in both the state and private sector including Wycliffe College, Stroud High for girls and Marling for boys, with other popular schools in Cheltenham including Cheltenham College and Cheltenham Ladies.

Communication links are easily accessible with trains from Stroud and Kemble mainline stations into London Paddington circa 90 minutes. London is approximately 2 hours drive, with good access to the A40/M40 (Oxford) or the M4 at Swindon and junction 11a of the M5 for Bristol or the West Midlands.

DIRECTIONS

Take the A419 from Stroud in the direction of Cirencester and after approximately 3 miles, turn left into Toadsmoor; continue up the hill and follow the road to Bisley. On reaching the village, park on the High Street, just along from the post office. Church Lane is a no through path that leads up to the church lychgate. As you turn into Church Lane, you will see Welsley House in front of you; proceed to the left of Welsley House where you will find a path leading to two houses. Prospect House is the first house on the right hand side.

TENURE Freehold

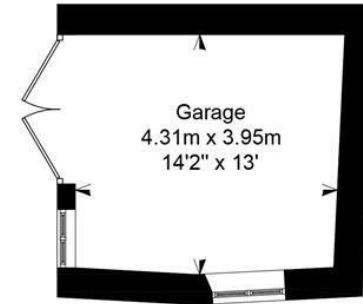
EPC EER: Current null / Potential null

SERVICES All services are believed to be connected to the property, mains drainage, gas central heating. Stroud District Council tax band F - £3,195.52. Ofcom Checker: Broadband - Standard 19 Mbps Ultrafast 1000 Mbps, Mobile Networks - EE

VIEWING By prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property

Prospect House, Church Hill, Bisley, Gloucestershire

Approximate IPMS2 Floor Area	
House	133 sq metres / 1431 sq feet
Garage	17 sq metres / 183 sq feet
Total	150 sq metres / 1614 sq feet
(Includes Limited Use Area)	13 sq metres / 140 sq feet

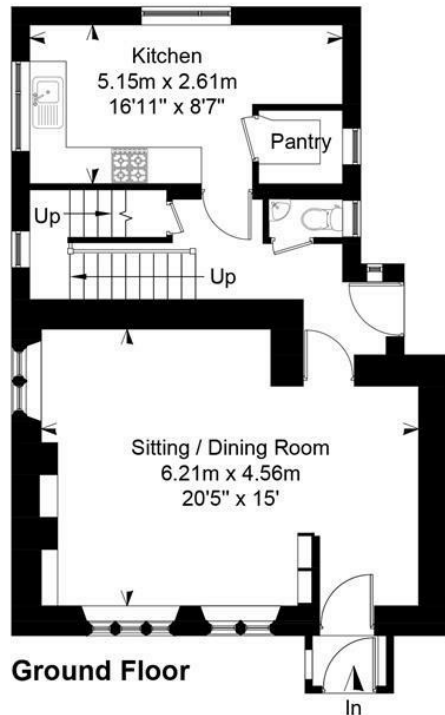


Outbuildings
Not Shown In Actual Location Or Orientation

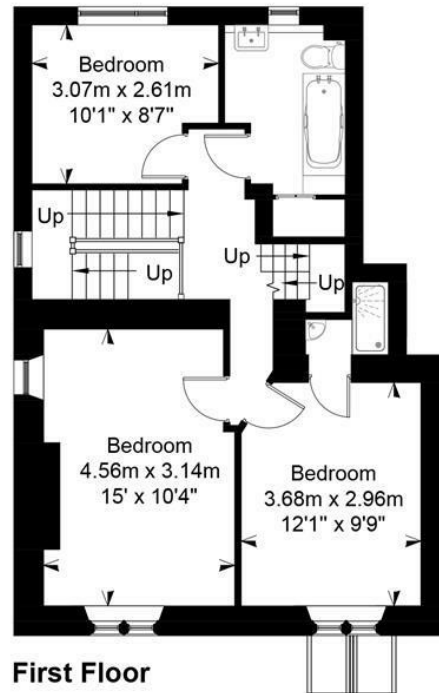
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

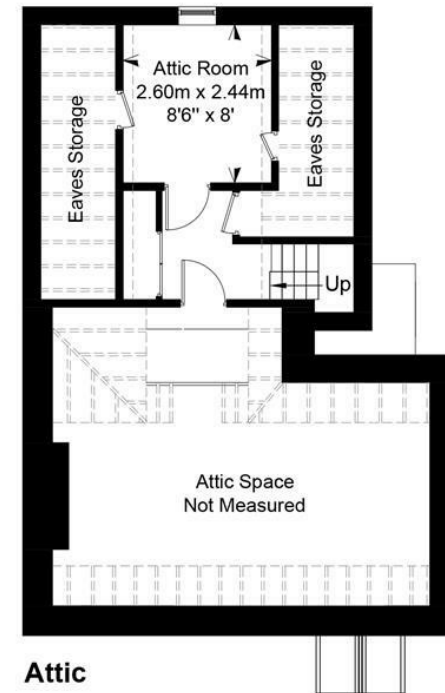
= Limited Use Area



Ground Floor



First Floor



Attic

SUBJECT TO CONTRACT

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