

CEDAR CROFT

BRIMSCOMBE





CEDAR CROFT, BRIMSCOMBE LANE, BRIMSCOMBE, GLOUCESTERSHIRE, GL5 2RF



GUIDE PRICE £1,500,000

AN EXCEPTIONAL CONTEMPORARY HOME SEAMLESSLY FUSING ECO-DESIGN AND EFFICIENCY WITH STYLISH, FLEXIBLE LIVING, OFFERING 4 BEDROOMS PLUS A SEPARATE SELF-CONTAINED ANNEXE, TOGETHER WITH LANDSCAPED GARDEN AND PARKING

First Floor: Open-plan Kitchen/Breakfast/Dining Room with bi-fold doors opening to a Roof Terrace, Sitting Room, WC

Ground Floor: Reception Hall, 2 En-suite Bedrooms, Study, Utility Room, WC

Second Floor: Principal Bedroom with Large En-suite, Attic Storage Space

Lower Ground Floor, accessed via main house but also with separate entrance: Sitting/Dining Room, with Bi-fold Doors opening to Decking Area/Garden, Kitchen, Bedroom, Bathroom, Steam Room (part-finished with first-fix plumbing in place), Tank Room, Plant Room

Separate Annexe: Open-plan Kitchen/Sitting/Dining Room, Bedroom, Bathroom

Outside: Landscaped Garden, Parking for Several Cars





Built 12 years ago by the current owners, Cedar Croft is a sensational eco-home, designed and built to an exacting standard. Carefully thought-out living spaces offer flexible living with a self-contained one bed annexe and lower ground floor accommodation which works equally well incorporated into the main house, as it does as a separate guest-suite or self-contained accommodation.

The design of the home has been carefully thought-out to maximise comfort, alongside efficiency and easy-living. The property faces due south to maximise warmth from the sun and an air source heat pump supplies underfloor heating throughout. Amtico and Kardean flooring runs across the whole house, creating a lovely sense of flow and intelligent Rako lighting offers programmable light-control.

The main living accommodation is located on the first floor and comprises an open-plan kitchen/dining area, opening to a fabulous balcony, ideal for alfresco breakfasts and stylish entertaining, offering wonderful views across the valley. The bespoke German kitchen offers discreet storage with a minimalist design and built-in appliances. A breakfast bar provides space for relaxed dining and there is ample room for a large table alongside the bi-fold doors. The main reception leads off the kitchen and works equally well for hosting as it does for quiet relaxation. The dual aspect room is filled with natural light, with a Juliet balcony overlooking the garden to the rear. A cloakroom is also located on the first floor.

The ground floor comprises two spacious en-suite bedrooms, a home office, cloakroom and utility room. The principal bedroom is located on the second floor and is a real statement room with sensational en-suite bathroom. All of the bedrooms have been carefully laid out to provide comfort and ample storage. Attic storage can also be accessed from the second floor.

The lower level provides self-contained accommodation, comprising a reception room with kitchenette, bedroom and bathroom. Bi-fold doors open to a decked seating area and access to the the garden. A part-finished steam room leads off the lower-level bathroom, with drainage and electrical feed in place. A box room plus useful void area, ideal as a wine cellar, completes the lower ground floor.

A separate annexe is located adjacent to the house, beautifully fitted with a stylish kitchen/living area, bedroom and bathroom.

The landscaped garden is a real feature of the property with wonderfully curvaceous dry stone walling, inspired by the artist Andy Goldsworthy, whose dry stone wall work can be seen at the Yorkshire sculpture park. A choice of seating areas and artificial turf, make for a low-maintenance garden designed for relaxation. The driveway offers parking for several cars.



LOCATION

Cedar Croft sits in a lovely elevated location off Brimscombe Lane. South facing, the home benefits from maximum natural light and wonderful views across the valley to Rodborough Common. The thriving market town of Stroud, well-known for its Bohemian arts vibe, is within a five minute drive. Stroud has three leading supermarkets, excellent sports facilities and a multiplex cinema, as well as an award-winning Saturday Farmers Market. Cheltenham and Cirencester are both within easy reach, offering extensive shopping, theatre and sporting venues, including Cheltenham's National Hunt racecourse. One of the key draws to the area is the excellent choice of schools. The villages of Brimscombe and neighbouring Thrupp, both have popular primary schools and there are sought after grammar schools in nearby Stroud, as well as in Gloucester and Cheltenham. There is also a good selection of schools in the private sector with Beaudesert Park in Minchinhampton, just a five minute drive away and Wycliffe in Stonehouse, as well as several popular schools in Cheltenham. Transport links are excellent with trains into London Paddington (circa 90 minutes) from Stroud mainline station. Both the M5 and M4 motorways are easily accessible.

DIRECTIONS

The property is most easily found by leaving Stroud in the direction of Cirencester, along the A419. Continue through the traffic lights and follow the road for approximately 2 miles, passing Brimscombe and Thrupp football pitch on your right; shortly after the football ground, you will see the turning to Brimscombe Lane on the left. Follow the lane up the hill and the entrance to Cedar Croft will be found after circa 200 yards on the right hand side, accessed along a private drive. Cedar Croft will be found towards the end of the road on the right hand side.

TENURE

Freehold

EPC

EER: Current null / Potential null

SERVICES

Mains electric, water and drainage, ASHP, Underfloor heating, Solar PV for generating electricity, Solar Thermal for heating water, MVHR, water softener. Stroud District Council Tax Band F Band, £3,213.08 2024/25. Broadband Standard 20 Mbps, Superfast 80 Mbps; Mobile O2

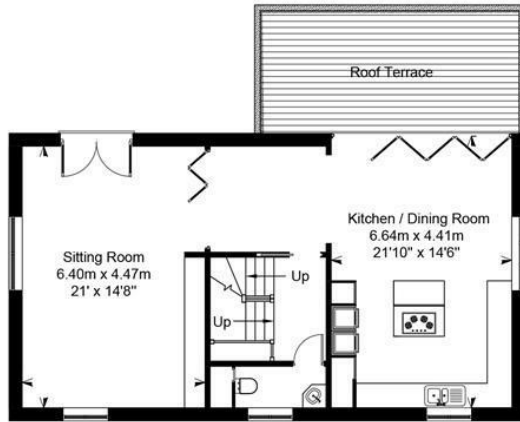
VIEWING

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

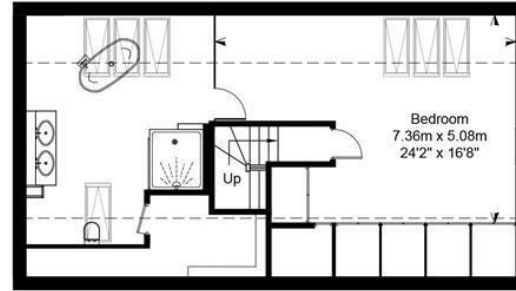
Cedar Croft, Brimscombe Lane, Brimscombe, Gloucestershire



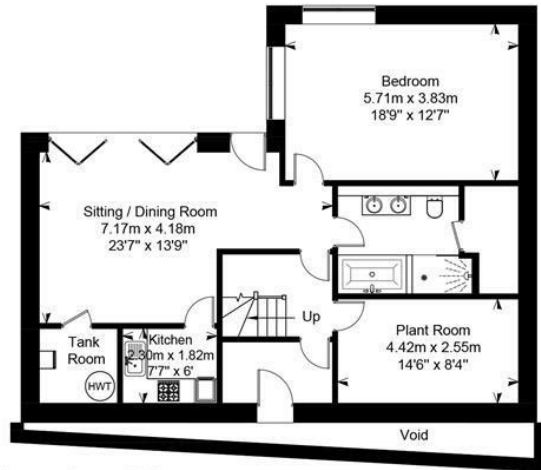
	Approximate IPMS2 Floor Area
House	333 sq metres / 3584 sq feet
Annexe	40 sq metres / 431 sq feet
Store	9 sq metres / 97 sq feet
Void	6 sq metres / 64 sq feet
Total	388 sq metres / 4176 sq feet
(Includes Limited Use Area)	28 sq metres / 301 sq feet)



First Floor



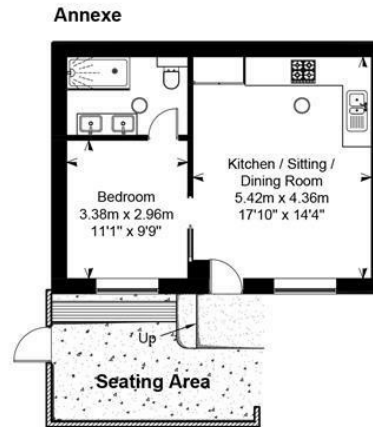
Second Floor



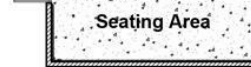
Lower Ground Floor



Ground Floor



Annexe



Seating Area

Simply Plans Ltd © 2024
 07890 327 241
 Job No SP3497
 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

SUBJECT TO CONTRACT

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4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, WLU 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk