

# SPLASH COTTAGE

STONEHOUSE  
GLOUCESTERSHIRE



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## Splash Cottage, Beards Mill, Stonehouse, Gloucestershire, GL10 3QY

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**AN INCREDIBLY CHARMING GRADE II LISTED FORMER MILL OWNERS RESIDENCE SITUATED IN A SMALL HAMLET WITH AN IDYLIC WATERSIDE SETTING SURROUNDED BY OPEN FIELDS.**

**Entrance Hall, Drawing Room, Dining Room, Study, Conservatory, Utility/WC, Kitchen/Breakfast Room, Pantry, Master Bedroom with En-Suite Bathroom, 2 Double Bedrooms with En-Suite WC and Washbasin, Family Bathroom, 2 Further Second Floor Double Bedrooms and Bathroom, Double Garage, Parking for Several Vehicles, Formal Garden, Walled Courtyard and Waterside Decking Area.**

**GUIDE PRICE £700,000**

### DESCRIPTION

This charming Grade 2 Listed property occupies a tranquil waterside setting with wrap around gardens and an array of period features. The deceptively spacious accommodation is located over three floors and is accessed via a large entrance hall leading to the drawing room with a fine open fireplace and window seats. The dining room has windows overlooking the garden and another together with a glazed door in to the conservatory. The conservatory and the study overlook the rear courtyard garden. The kitchen/breakfast room offers a range of built-in units together with space for a dining table and feature 'trough' which remains part of the listing. From here, both the front gardens and waterside decking area can be accessed as well as the external store room which offers additional spaces for fridges/freezers or use as a larder. A statement conservatory/garden room is located to the rear of the house together with access to the utility/cloakroom. On the first floor there are three bedrooms with the master benefiting from built-in wardrobes and an en-suite shower room whilst the guest rooms offer en-suite WCs together with the family bathroom. The second floor is split via two separate staircases with one side leading to bedroom and bathroom and the other housing a bedroom with storage area. Externally the property benefits from off- street parking for several vehicles together with a double garage. Lovely well-stocked private gardens are mainly located to the front of the house with a west-facing walled courtyard and waterside deck offering an ideal space for al-fresco dining. A greenhouse, presently used as an artists studio, is accessed from the front garden.

The entire property has an abundance of character and grandeur and can only be fully appreciated by seeing it first hand.

### DIRECTONS

The property is most easily found by leaving Stroud in the direction of the M5 Motorway. After passing Stonehouse Court Hotel, take the next left on to a private road. Continue over the canal bridge, along the lane and under the viaduct where the entrance to Splash Cottage can be found just after the weir on the right hand side.

### LOCATION

Splash Cottage is situated in a small hamlet with an idyllic waterside setting, surrounded by open fields on the outskirts of of Stonehouse which provides a wide variety of shops and is conveniently situated for Wycliffe Junior and Senior Schools and Marling and Stroud High grammar schools. Main line railway stations in Stonehouse and Stroud bring London within 90 minutes travelling time. Stonehouse has both a primary and secondary school with two grammar schools in Stroud. The latter also has 4 major supermarkets, a multiplex cinema and a provincial theatre. Surrounding Stonehouse is some lovely countryside, accessible both on public footpaths and nearby, along the banks of the newly restored Stroudwater canal, an oasis of calm.

Stonehouse Railway Station - 1.5 miles, Cheltenham (central) - 18 miles, Bristol Temple Meads BS1 6QF - 29 miles, Bristol Airport BS48 3DY - 38 miles. Distances are approximate.

### AGENTS NOTE

The property is in a conservation area and benefits from right of way over neighbours bridge. We have been informed that the property is part of a flood risk area but has not flooded during our vendors ownership (35 years).

### TENURE EPC

Freehold  
EER: Current null / Potential null

### SERVICES

Mains electricity and gas, some night storage heaters, mains water. Shared septic tank.  
Stroud District Council Band E - £2,688.23. Broadband : Standard 13 Mbps, Superfast 37 Mbps, Mobile Network Coverage: EE, O2, Vodafone, Three

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

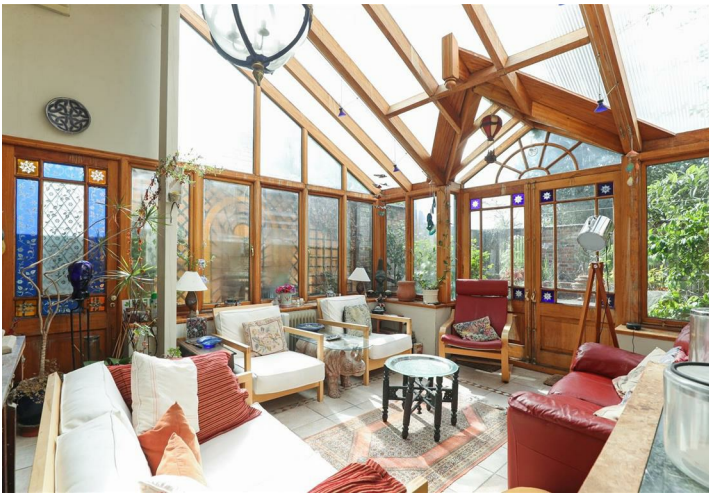
**AGENTS' NOTE: (OFFERS)** *Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. 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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## Splash Cottage, Stonehouse, Gloucestershire

Gross Internal Floor Area Approx :-  
House 258 sq metres / 2777 sq feet  
Garage 30 sq metres / 323 sq feet  
Store 4 sq metres / 43 sq feet  
Utility Room 6 sq metres / 65 sq feet

Total 298 sq metres / 3208 sq feet

Simply Plans Ltd © 2016

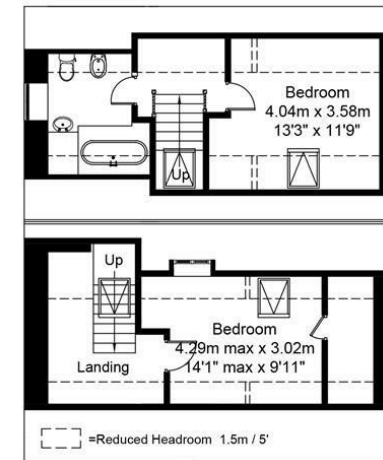
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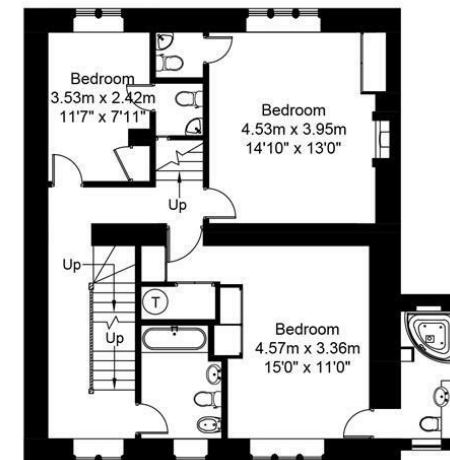
This plan is for identification  
purposes only. Not to scale.



Outbuildings  
Not Shown In Actual Location Or Orientation



Second Floor



First Floor



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