

THE RAILWAY TAVERN

BROWNSHILL





THE RAILWAY TAVERN, ST MARYS WAY, BROWNSHILL, STROUD, GLOUCESTERSHIRE, GL6 8AJ



GUIDE PRICE £1,250,000

A BEAUTIFULLY PRESENTED FORMER TAVERN, DATING BACK TO THE 1800S, STYLISHLY UPDATED AND EXTENDED TO CREATE A 4 BEDROOM FAMILY HOME, PLUS SEPARATE SELF-CONTAINED ONE BED ANNEXE, IN A LOVELY VILLAGE LOCATION

Green Oak Framed Reception Hall, Kitchen/Breakfast Room, Dining Room, Sitting Room, Utility, 4 Double Bedrooms, Principal with En-suite Bathroom, Family Bathroom, Cellar/Home Office, Landscaped Garden of circa 1/3 Acre, Summerhouse, Double Garage and Workshop

Self-contained Annexe (accessed via both the main house and with its own separate access), Kitchen/Dining/Sitting Room, Bedroom, Shower Room, Access to Patio Garden





Dating back to the mid 1800s, The Railway Tavern offers the perfect blend of historic interest, alongside sympathetic updates, to meet the needs of modern-day living.

A statuesque oak door sets the tone to the spacious family home that lies within. The former tavern offers a host of light-filled spaces with large reception rooms and numerous character features. The home opens into a spacious vaulted green oak reception hall, creating an immediate sense of light and space, which continues throughout the remainder of the home.

The kitchen is set to the front of the property, with pretty views over the lane and across the valley towards Minchinhampton. Shaker-style units provide ample storage and there is also room for a table. The two reception rooms provide wonderful spaces for entertaining family and friends. Formerly the main tavern bar, the sitting room benefits from an open fire, as well as a wood burning stove, ideal for cosy evenings at home. A good-sized dining room with the original red tiled floor, is set to the rear of the house, with pretty views overlooking the garden.

A large utility with wonderful high ceiling and feature glass panel covering a well, provides the ideal space to hide laundry and muddy boots. A cellar is accessed from the sitting room, currently used as a home office.

Three double bedrooms and a super spacious family bathroom are located on the first floor, the front two facing bedrooms with wonderful valley views. The principal suite is accessed via a separate staircase leading to the second floor and benefitting from another large bathroom and more wonderful views, together with a walk-in wardrobe. All of the rooms have been well-thought out to provide plentiful discreet storage.

A self-contained annexe is accessed from the first floor landing and also with its own separate external access. The annexe comprises a kitchen/dining/sitting room, together with one bedroom and a shower room and its own patio, accessed from the sitting room.

The garden is mainly set to the rear of the property and comprises tiered areas with beautiful stone walling and well-stocked borders. A separate paddock area is fenced off at the top of the garden and there is a fabulous summerhouse. Several patio areas provide a choice of seating areas for alfresco dining in the warmer months.

There is parking for several cars on the driveway, together with a double garage and workshop.



LOCATION

Part of the Parish of Chalford, the hamlet of Brownhill is set up high on a ridge, with magnificent views across the valley. Located on the outskirts of Bussage and Eastcombe, the hamlet is close to the village of Chalford which has a church, school and numerous village events. Nearby Bussage also has a popular village school as well as a Tesco Express, pharmacy and medical surgery, together with the well-regarded Polly's Nursery. The area is well placed for access to good schools, including Thomas Keble in Eastcombe, as well as sought after grammar schools in Stroud, Gloucester and Cheltenham. There is also a wide choice of easily accessible schools in the private sector, including Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse.

Cheltenham and Gloucester are within easy commuting distance and there are regular bus services into nearby Stroud where there is a mainline station with regular services into London Paddington (approx 90 minutes). Stroud has a unique arts and Bohemian vibe, with an award-winning Saturday Farmers Market, as well as several leading supermarkets.

Motorway M5 J13 Stroud - 9 miles, Motorway M4 J15 Swindon - 29 miles. Stroud Railway Station - 5 miles, Cirencester, 10 miles, Cheltenham, 19 miles, Bath, 35 miles, Bristol Airport - 40 miles. Distances are approximate.

DIRECTIONS

From Stroud, follow the A419 in the direction of Cirencester. On reaching Chalford, turn left after St Mary's church, into The Old Neighbourhood. Continue up the hill turning left at the crossroads towards Brownhill. Continue along the road passing the playing fields on the right hand side. Just after Polly's Nursery turn left and then almost immediately right, into The Pitch; follow the lane down the hill, where the entrance to The Railway Tavern will be found on your right hand side.

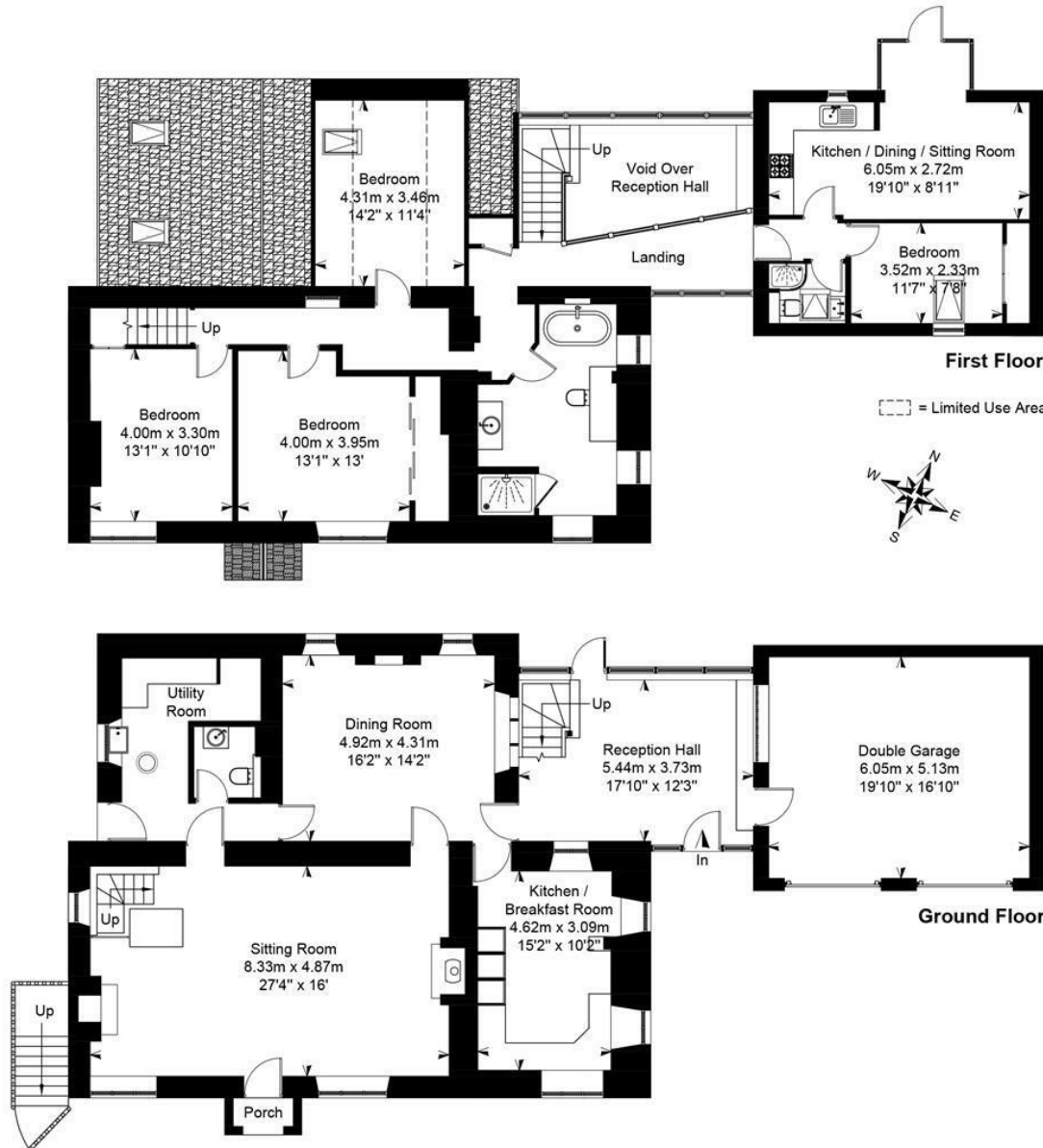
TENURE Freehold

EPC EER: Current 52 / Potential 79

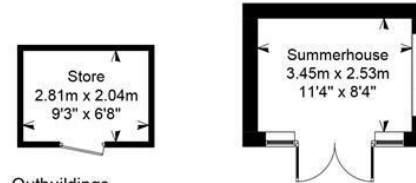
SERVICES All mains services are believed to be connected to the property. Gas central heating. Stroud District Council tax band G - £3,717.84. Ofcom Checker: Broadband - standard 14 Mbps superfast 180 Mbps, Mobile Networks - EE, O2, Vodafone, Three

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

The Railway Tavern, Brownhill, Stroud, Gloucestershire



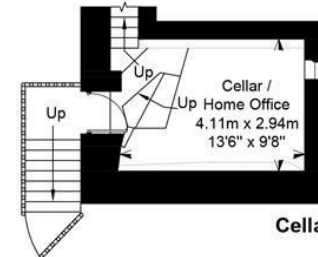
	Approximate IPMS2 Floor Area
House	289 sq metres / 3111 sq feet
Cellar	13 sq metres / 140 sq feet
Garage	31 sq metres / 333 sq feet
Summerhouse	8 sq metres / 86 sq feet
Store	5 sq metres / 54 sq feet
Total	346 sq metres / 3724 sq feet
(Includes Limited Use Area)	10 sq metres / 107 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation



Second Floor



Cellar

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Job No SP3618

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

SUBJECT TO CONTRACT

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