



MORELAND COTTAGE · HOLLOWAY ROAD · BISLEY · STROUD

**MORELAND COTTAGE
HOLLOWAY ROAD
BISLEY
STROUD
GL6 7AD**

Offered to the market chain free. A charming Grade II listed cottage in a magical location in the heart of the Cotswold village of Bisley, with 3 bedrooms, attic room, pretty garden, and home office.

**BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2**

**OFFERS IN THE REGION OF
£525,000**

FEATURES

- Chain Free
- Central Village Location
- Three Bedrooms
- Detached
- Valley Views
- Flexible Space
- Two Bathrooms
- Walking Distance To Facilities
- Terraced Garden
- Grade II Listed Cottage



DESCRIPTION

Moreland Cottage is a delightful Grade II listed detached property, nestled in the heart of the picturesque village of Bisley. Just off the charming High Street, this cottage offers excellent access to local amenities, including two popular pubs within walking distance, a shop/post office, church and primary school. There is also a local Farm Shop on the outskirts of the village. Full of character, the home is bathed in natural light and boasts many period features that highlight its unique charm.

The property is offered to the market chain-free. Upon entry, you are greeted by a generously sized utility room with built-in units and space for a washer and dryer. This leads through to a bright and spacious kitchen/diner with lovely views of the surrounding hills. The kitchen is well-equipped with a built-in oven, gas hob, and dishwasher, providing ample room for dining. Adjacent to the kitchen is a cosy living room, featuring a striking historic fireplace and two windows offering a view to the front.

On the first floor, you'll find two good-sized double bedrooms, one at the front of the house and the other overlooking the beautifully landscaped rear garden. A well-appointed family bathroom, complete with a bathtub, serves both bedrooms, and a home office provides an ideal space for working from home. The home office opens onto the rear garden through double glass doors and features stairs leading up to the second floor. The second floor comprises a charming single bedroom with access to a private balcony overlooking the garden. This room also includes an en-suite shower and ample eaves storage space.

The rear garden offers breath-taking views across the valley and enjoys all-day sunlight. It is beautifully landscaped across multiple levels, with a flat terrace at the lower end, perfect for BBQs or a hot tub. The upper terrace is

a large lawned area, and there is also a raised patio ideal for soaking up the evening sun.

Agents Note: The property has been granted planning permission to replace the pebble dash to the front of the property with lime render. Please see planning reference S.24/1603/HHOLD.





DIRECTIONS

The property is found by leaving Stroud via Parliament Street, into Bisley Old Road in the direction of Bisley. Continue on into open countryside and on reaching signs for Bisley, follow the sign for 'through traffic'. At the T junction turn right then turn right again onto the high street leading to Holloway Road, the property can be found on the left hand side.

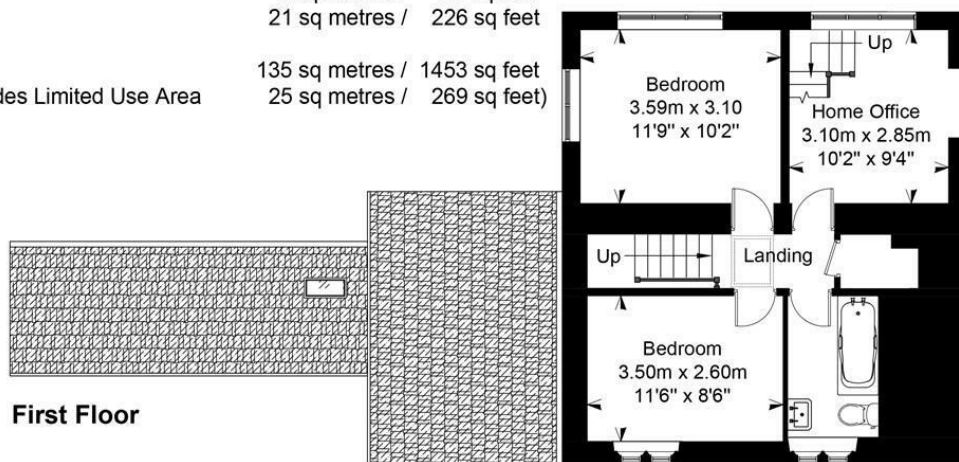
LOCATION

Moreland Cottage located is located in the heart of the quintessentially Cotswold village of Bisley. Amenities including a general store/post office, two pubs and a popular primary school, are all within a short walk of the property. 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 4 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 educational institutes in Cheltenham including Cheltenham College and Cheltenham Ladies.

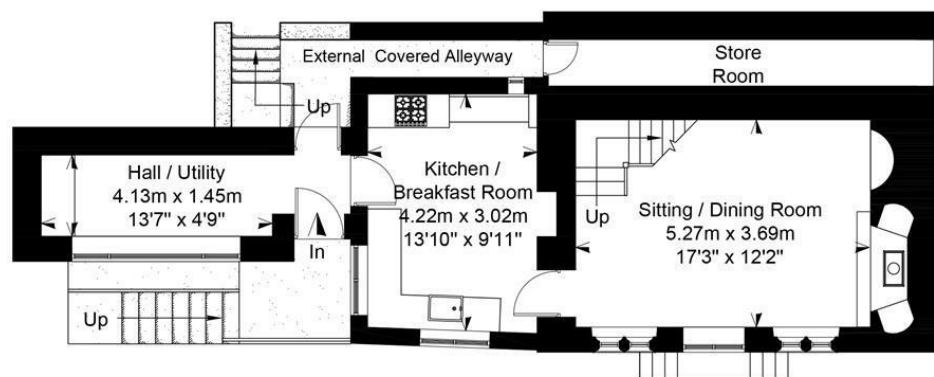
Communication links are easily accessible with trains from Stroud and Kemble mainline stations into London Paddington circa 90 minutes. By road London is approximately 2 hours with good access to the A40/M40 (Oxford) or the M4 at Swindon and junction 11a of the M5 for Bristol or the West Midlands.



Approximate IPMS2 Floor Area	
House	109 sq metres / 1173 sq feet
Store	5 sq metres / 54 sq feet
Attic	21 sq metres / 226 sq feet
Total	135 sq metres / 1453 sq feet
(Includes Limited Use Area	25 sq metres / 269 sq feet)



First Floor



Ground Floor



Second Floor / Attic
Attic Accessed Via Ladder

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Job No SP3625

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

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
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41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band D - £2,212.28 Ofcom checker: Broadband - standard 19 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

For more information or to book a viewing
please call our Stroud office on 01453 755552