

BRYNBETH HOUSE
FRAMPTON MANSELL



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FRAMPTON MANSELL
STROUD
GL6 8JE

A well proportioned and bright, detached family home with far reaching views, located in the sought after village of Frampton Mansell

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £650,000

FEATURES

- Popular Village Location
- Detached Family Home
- Incredible Far Reaching Views
- Enclosed Terraced Garden
- Roof Terrace
- Integrated Garage
- Driveway Parking
- Workshop and Store
- East Access to Stroud and Cirencester
- Good Transport Links



DESCRIPTION

Brynbeth House is a well presented and bright family home which is located at the beginning of a quiet no-through road in the heart of Frampton Mansell.

Approached via a private front driveway and garden offering plenty of off-street parking, a covered porch leads to the front door.

On the ground floor a central hallway leads to both the I-shaped sitting/dining room to one side of the house and the kitchen/breakfast room to the other. Both benefiting from wonderful views over the garden and across the valley beyond. The sitting room has a modern fireplace with wood burning stove and double door leading to the raised terrace. Similarly the kitchen/breakfast room also has access to this terrace and is filled with natural light due to an extension with picture windows on all sides and a vaulted ceiling. Adjacent to the kitchen is a useful utility room with a door to the integral garage to one side and rear access to the other. There is also a useful guest WC on this floor.

On the first floor are three double bedrooms. The principle with an en-suite shower room and a separate family bathroom.

On the lower ground floor, accessed from the lower patio is a useful store room and workshop as well as plenty of undercroft



storage. This additional space offers plenty of flexibility and potential.

The sloping rear garden has been beautifully landscaped with steps leading down from a large patio area through terraced beds to a pond and pergola. It is otherwise laid to lawn with mature shrubs affording the opportunity to enjoy the view from all angles.





DIRECTIONS

From our Minchinhampton office, leave the town via the Market Square and head along Butt Street until you reach the main Cirencester Road; turn right and follow the road for circa 1.5 miles, passing the Ragged Cot pub. At the roundabout, take the second turning onto the A419 in the direction of Cirencester and after circa 0.5 miles turn left just before The Jolly Nice cafe. Continue down into the village and as the road bears right, take the first turning on your left and Brynbeth House can be found in front of you.

LOCATION

Frampton Mansell is a charming Cotswold village in the parish of Sapperton within easy reach of both Stroud and Cirencester.

The village benefits from a popular pub (The Crown), thriving community spirit, village hall, shop and parish church, all within walking distance of Brynbeth House. In addition, within a short walk is the award winning Organic Farmshop, Jolly Nice. The shop, café and bar prides itself on supplying local produce and hosts regular social events.

The market towns of Stroud, Cirencester and Tetbury are all within easy reach. Famously known for its arts and music scene, Stroud is the closest town for amenities with several leading supermarkets, including Waitrose, numerous sporting facilities and an award winning Saturday Farmers Market.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Beaudesert Park, Westonbirt and Cheltenham College and Ladies College, are all within easy reach. There are also several sought after grammar schools in Stroud, Gloucester and Cheltenham and the neighbouring village of Sapperton has a popular primary school.

The village is well placed for travel links with mainline trains into London Paddington from nearby Kemble and Stroud stations and the M4 and M5 motorways also within easy reach.

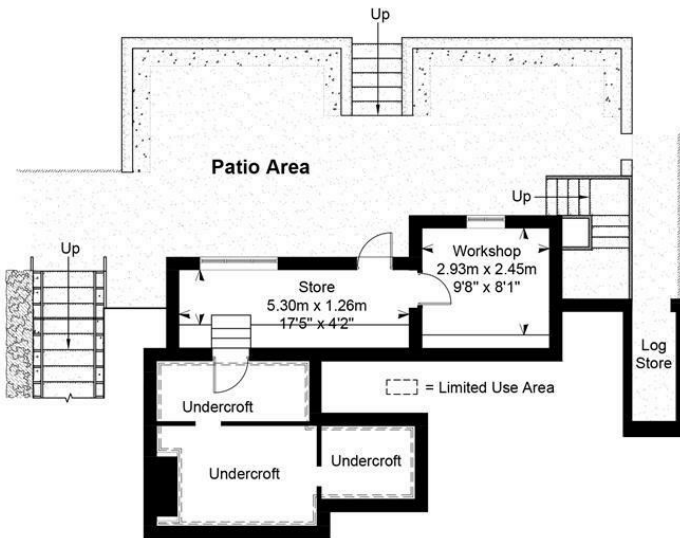
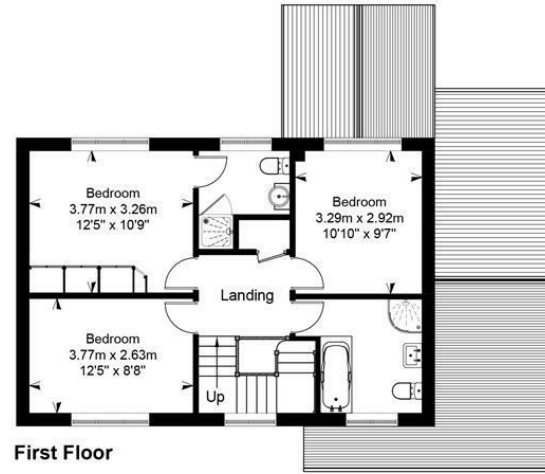


Brynbeth House, Frampton Mansell, Stroud, Gloucestershire

Approximate IPMS2 Floor Area	
House	126 sq metres / 1356 sq feet
Garage	15 sq metres / 161 sq feet
Store / Workshop	18 sq metres / 194 sq feet
Total	159 sq metres / 1711 sq feet

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07890 327 241
Job No SP4056
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



MURRAYS

SALES & LETTINGS

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Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold
EPC
D

SERVICES
Mains electricity, and water are connected to the property. Oil fired central heating. Septic Tank. Cotswold District Council Band F £2,841.74 . Ofcom checker: Broadband - standard 23 Mbps ultrafast 1000 Mbps, Mobile Networks - All likely outdoor, EE, O2, and Three variable indoor.

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

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