

# ORCHARD HOUSE BOURNE, BRIMSCOMBE



WHITAKER  
SEAGER



# ORCHARD HOUSE, COTSWOLD CLOSE, BOURNE, BRIMSCOMBE, STROUD, GL5 2UA

AN ARCHITECT DESIGNED 4 BEDROOM  
DETACHED CONTEMPORARY RESIDENCE  
ENJOYING AN ELEVATED POSITION AND FAR  
REACHING VALLEY VIEWS.

## *The property*

Set in an elevated position, this striking detached contemporary home enjoys far-reaching valley views, an abundance of natural light, and direct access to beautiful countryside walks from the doorstep.

The ground floor is thoughtfully arranged around a south-facing rear aspect, with a wraparound decking linking inside and out. On entry, a spacious open-plan hallway flows into the kitchen/dining room, enhanced by a practical underfloor heated tiled floor. The well-appointed kitchen offers fitted wall and base units, integrated appliances including a double oven, hob and dishwasher, and a useful breakfast bar. A large front-facing window frames the views, while bi-fold doors open onto the side dining decking area, creating a seamless indoor-outdoor living space. A separate 9'6" x 7'4" utility/laundry room provides generous additional storage. There are two reception rooms: a rear living room with bi-fold doors to the decking

area, a wood-burning stove set on a raised stone hearth, and a second reception room to the front, divided by a sliding glass door. A downstairs loo, walk-in cloakroom and a storage cupboard complete this level.

Upstairs, vaulted ceilings enhance the sense of space. The landing leads to four bedrooms and a family bathroom. The principal bedroom enjoys dual-aspect views, with a walk-in dressing room and en suite. Three further bedrooms complete the accommodation.

### PROPERTY INFORMATION

Heating: Downstairs there is underflooring throughout with gas central heating upstairs.  
Parking: Private for Two Cars.  
Ofcom: Broadband: Superfast. Mobiles Coverage: Outdoors - good. Indoors - mainly good.  
The EPC is registered in the former name of the property.





**Guide price**  
**£849,950**

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- *Two Reception Rooms*
  - *Open-plan Kitchen/Dining Room*
  - *Utility*
  - *Downstairs Loo*
  - *Principal Bedroom Suite with Ensuite & Walk-in Wardrobe*
  - *Three Further Bedrooms*
  - *Family Bathroom*
  - *Parking for Two Cars*
  - *Wrap Round Decking*
  - *Enclosed Garden*
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**WITHIN EASY REACH...**

*Stroud 3.3 miles*

*Nailsworth 3.7 miles*

*Cirencester 10.4 miles*

*Cheltenham 15.4 miles*

## *Outside*

Benefiting from a sunny south-facing aspect, this property is perfect for those who enjoy natural light. Occupying a corner plot, it provides private parking for two vehicles, with steps leading down to the house. A pathway leads to a pedestrian gate, offering direct access out to the lane. The majority of the garden is L-shaped, extending to the side and rear of the property. Enclosed mainly by natural hedging, the garden is laid to lawn and interspersed with a variety of fruit trees, offering a wonderful blank canvas for keen gardeners to create their ideal outdoor space. A particular highlight is the wraparound decking, perfect for relaxing and taking in the delightful views. To the front, there is a further pathway and a useful storage outbuilding.

## *Situation*

Brimscombe is a village set on both sides of the A419 in the Golden Valley, offering a range of amenities including a convenience store, a primary school (rated Good by Ofsted, 2021), The Ship pub, a hairdresser, and the lively community hub at Brimscombe Mill. Nearby, Stroud Brewery, Felt Café, and The Long Table provide great places to meet friends. Further destinations spots are The Jolly Nice farm shop and The Lavender Bakehouse. The surrounding area is criss-crossed with public footpaths, offering beautiful countryside walks. With ongoing canal restoration and the redevelopment of Brimscombe Port, make it a desirable place to live.

Stroud offers a wide selection of independent shops, cafés, and restaurants, and hosts an award-winning weekly farmers' market. The town is also home to Stroud High and Marling Grammar schools, while Thomas Keble School is located in nearby Eastcombe. Stroud railway station provides a direct service to London Paddington.



Approximate Gross Internal Area = 161.4 sq m / 1737 sq ft  
 Outbuilding = 9.2 sq m / 99 sq ft  
 Total = 170.6 sq m / 1836 sq ft

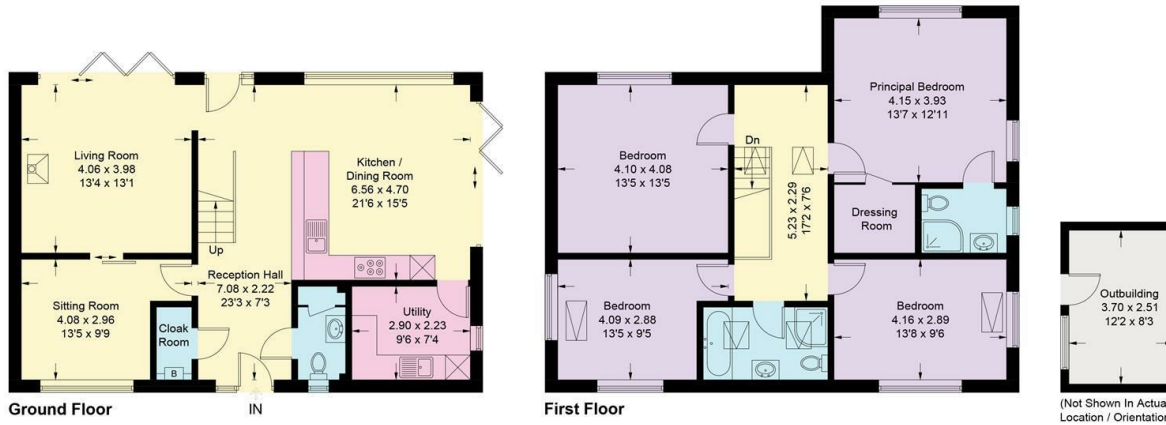


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298580)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 2UA

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District. Council Tax Band C and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

