

# HIGHCROFT QUARHOUSE



WHITAKER  
SEAGER



# HIGHCROFT, QUARHOUSE, BRIMSCOMBE, STROUD, GL5 2RR

LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY, LIES THIS REMARKABLE SEMI DETACHED HOME BOASTING OVER HALF AN ACRE PLOT AND SENSATIONAL VALLEY VIEWS

## *The property*

Nestled high on a wooded hillside with breath-taking views across the Golden Valley, this distinctive Cotswold home combines charm, character and flexibility in equal measure. Extending to around 2,357 sq. ft. and set in over half an acre of mature, private gardens, it enjoys a peaceful position within an Area of Outstanding Natural Beauty.

The current owners have enhanced the property with a superbly fitted kitchen and created an additional living room with home office. Today, the house offers scope for up to six bedrooms, though it is currently arranged as four bedrooms, a home office and three reception rooms.

Full of personality, the interiors feature reclaimed details, oak floors and staircases, wood-burning stoves, and numerous French doors linking inside spaces with the gardens, terraces and valley beyond. Neutral white décor enhances natural light, creating bright, airy accommodation.

The approach is via an open porch with a basic store, leading into a wide reception hall with cloakroom. The kitchen/breakfast room is a cook's dream, fitted with

stylish units and many built-in appliances, with a picture window framing rolling hills. Wide steps open into a spacious dining room, warmed by a wood burner, with doors out to a delightful private courtyard.

Above, the principal sitting room makes the most of the light and views, opening to a balcony overlooking the valley. A further living room lies beyond, with French doors to the garden, while the home office sits neatly behind. A mezzanine landing provides an ideal study nook and leads to a double bedroom and a utility/drying room with vaulted ceiling. The top floor hosts the main bedroom with fitted wardrobes, valley views and ensuite bathroom, alongside two further doubles and a family bathroom.

### Property Information:

Ofsted: Broadband -Standard. Mobile Good indoor and out. Shared septic tank. Gas central heating & woodburning stove. Parking - plenty of off road parking. Drive - neighbour has vehicular access.



**Offers in excess of  
£875,000**

- **Kitchen/Breakfast Room**
- **Four Reception Rooms**
- **Four Bedrooms**
- **Family Bathroom & Ensuite**
- **Utility**
- **Landing Study area**
- **Cloakroom**
- **Landscaped grounds**
- **Drive with parking**
- **Large Wooden Shed**

#### **WITHIN EASY REACH...**

**Stroud 3.6 miles**  
**Cirencester 10.6 miles**  
**Stroud Train Station 3.2 miles**  
**Nailsworth 3.9 miles**  
**Cheltenham 15.2 miles**

## *Outside*

Tucked away along a country lane that winds up the hillside, the property enjoys privacy with glorious views across the Golden Valley. Approached via a block-paved drive (owned by the property but shared with the neighbour), there is generous parking on arrival. The landscaped gardens, extending to just over half an acre, are a true highlight. The owners created a level terrace with raised vegetable beds, and to the rear transformed the sheltered courtyard into an outdoor-style kitchen – a wonderful space for entertaining. Throughout the garden, a series of terraces and sunny seating areas maximise the far-reaching views, while winding paths lead through woodland beneath mature trees bordering farmland. Fruit and vegetable beds, a greenhouse and summer house add further charm and practicality. The property is served by a shared septic tank.

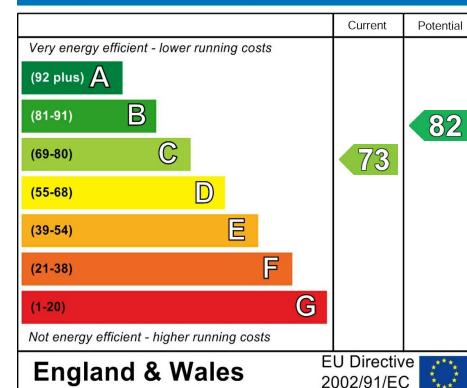
## *Situation*

Quarhouse is a delightful rural hamlet set below Lypiatt and above Brimscombe. Located in an elevated position Highcroft offers magnificent panoramic views towards Hyde. Abundant countryside walks can be accessed from the doorstep. A general store and newsagent, café and pub are found at the historic Brimscombe Port, once an important canal centre during the Industrial Revolution. There's a primary school here too that's rated good by Ofsted. The A419 in the basin of the valley connects Stroud with Cirencester, both of which offer a wide selection of shops, supermarkets, farmer's markets, educational and recreational facilities. London (Paddington) commuters will appreciate the proximity of Intercity trains at both Stroud and Kemble.





### Energy Efficiency Rating



01453 374007

info@whitakerseager.co.uk

[www.whitakerseager.co.uk](http://www.whitakerseager.co.uk)

## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 2RR

**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 B 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.

WS