

THE YEWS EASTCOMBE



WHITAKER
SEAGER



THE YEWS, EASTCOMBE, STROUD, GL6 7DN

A DETACHED PERIOD HOME, ENJOYING A
PRETTY COTSWOLD VILLAGE SETTING WITH
ELEVATED VIEWS, A MATURE GARDEN AND
PARKING.

The property

Elevated within the picturesque village of Eastcombe, and enjoying far-reaching rural views towards Lypiatt, this beautifully extended and upgraded detached home combines character, family accommodation, and an enviable setting, all within easy reach of village amenities.

The main entrance opens into a practical porch, ideal for coats and shoes, leading through to a wonderful open-plan family kitchen with dining/living space. Featuring a vaulted ceiling and delightful outlook, with French doors to a paved seating area, this sociable heart of the home offers a kitchen island alongside an array of wall and base units, providing ample storage and workspace. A few steps up lead to a useful utility area and downstairs cloakroom. From the kitchen, a doorway opens into a charming sitting room with a double-aspect outlook and original front entrance door (now covered). A striking Cotswold stone fireplace creates a focal point, complete with a contemporary wood-burning stove, adding warmth and character.

Steps rise to a split level landing, off which extends a

double bedroom at the front of the property, benefitting from an en-suite shower room and a wall-mounted electric heater. Further stairs lead to the first floor, where the remaining bedrooms and a study can be found. The principal bedroom is particularly impressive, offering excellent proportions, a double-aspect outlook, and open views, our vendors intend to leave the large free standing wardrobe. Bedroom two features a full wall of built-in storage. These rooms are served by a spacious family bathroom, fitted with both a bath and a large separate shower enclosure. A useful study with fitted book case is also located on this floor and could fit a cot if desired.

A new build property is being built on land retained by the owner S.25/1674/FUL. This plot of land is separated from The Yews and its garden by the footpath.





Guide price
£675,000

- Entrance porch
 - Kitchen/dining room
 - Sitting room
 - Utility and cloakroom
 - 3 bedrooms and study
 - Family bathroom and ensuite shower room
 - Pretty landscaped gardens and detached Cotswold stone summer house. Fabulous views
 - Private parking
 - Gas central heating and mains drainage
 - Ofcom - variable outdoor mobile coverage - superfast broadband available
-

WITHIN EASY REACH...

Stroud - 5.2 miles

Kemble Railways Station - 10 miles

Cirencester - 12 miles

Cheltenham - 14 miles

Gloucester - 14 miles

Bath - 31 miles

Outside

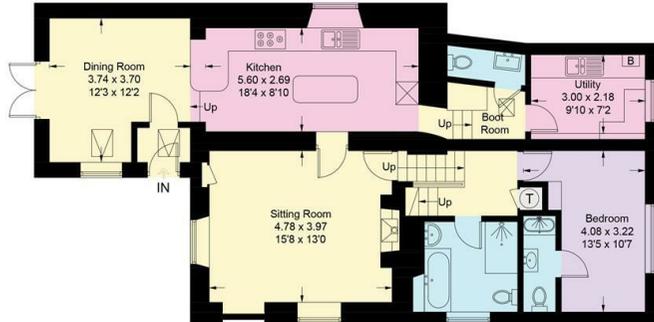
The gardens are a true delight, mature and enjoying unspoilt countryside views. A paved courtyard adjoins the kitchen, creating an ideal sheltered setting for outdoor dining and entertaining. A walk-through pergola adorned with climbing roses leads to a generous lawned terrace, bordered by well-stocked flower beds and complemented by a charming detached Cotswold stone summerhouse/studio, perfect for creative pursuits, a home office, or simply a peaceful retreat. This thoughtfully arranged outdoor space allows you to fully appreciate the magical Cotswold outlook throughout the changing seasons. Parking is conveniently located opposite the cottage. A wall will be constructed between the parking area and the neighbouring new-build property to clearly define the boundary. A plan illustrating this boundary is available upon request.

Situation

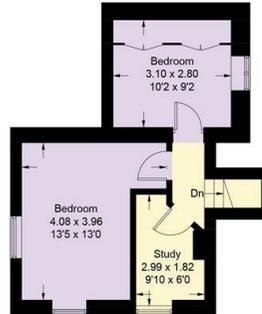
Eastcombe is a charming and sought-after hilltop village within an Area of Outstanding Natural Beauty (AONB), located between the towns of Stroud and Cirencester, and offering convenient access to Cheltenham and other major regional centres of employment. Unlike many Cotswold villages, it has retained its traditional village pub and general stores/post office, creating a friendly community atmosphere. The village is home to a sought-after primary school and Thomas Keble, a highly regarded secondary school. Local independent schools include Beaudesert Prep School and Wycliffe College. There are plenty of outdoor activities available, such as walking, riding, and cycling. A Doctor's Surgery, Chemist, and Tesco Metro are located in nearby Bussage. Eastcombe enjoys a bus service to Stroud, while Stroud and Kemble railway stations offer a direct line to London Paddington in approximately 90 minutes. Stroud is known for its weekly Farmers' Market, has four supermarkets, Stroud High and Marling Grammar schools, a multi-plex cinema, a Leisure Centre, and the newly restored Stroudwater Navigation canal.



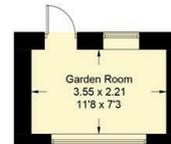
Approximate Gross Internal Area = 127.1 sq m / 1368 sq ft
 Garden Room = 8.1 sq m / 87 sq ft
 Total = 135.2 sq m / 1455 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	57	76
England & Wales		EU Directive 2002/91/EC

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282550)



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Useful Information

Tenure: Freehold

Postcode: GL6 7DN

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. Council Tax Band F and EPC rating D

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.

