



2 WITCOMBE COURT · LITTLE WITCOMBE · GL3 4UA

MURRAYS
SALES & LETTINGS

2 WITCOMBE COURT
LITTLE WITCOMBE
GLOUCESTER
GL3 4UA

Set within an area of outstanding natural beauty this home is a striking 3-bedroom property, in a converted Georgian manor.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 1

GUIDE PRICE £565,000

FEATURES

- 3 Bedroom Home
- Converted Georgian Manor
- Grade II Heritage
- Striking Floating Staircase
- Character Features
- Galleries Landing
- Countryside Views
- Wood Burning Stove
- Village Location
- Pillared Front Porch



DESCRIPTION

Forming part of the Grade II listing, is the stone-pillared porch that welcomes you into the shared entrance hall. Flagstone flooring and a floating staircase draw you into the home itself, showcasing some of its architecturally stunning features.

The living room is located on the ground floor, and benefits from plenty of characterful features including a wood burning stove, wall panelling and a coffered ceiling, with views over the pretty front garden.

On the first floor is a galleried landing opposite the Roman arched window, a contemporary kitchen/dining room, with plenty of storage and appliances. A window banquette beneath the picture window frames views of the neighbouring land and Birdlip. The third bedroom and cloakroom can also be found.

The second floor of the home showcases a double bedroom, a large, modernised bathroom with attic space and the impressive main bedroom. Offering ample storage in the desirable changing area, the room has two sash windows to allow plenty of light to fill the room, and is serviced by the contemporary en-suite.

GARDEN AND GROUNDS

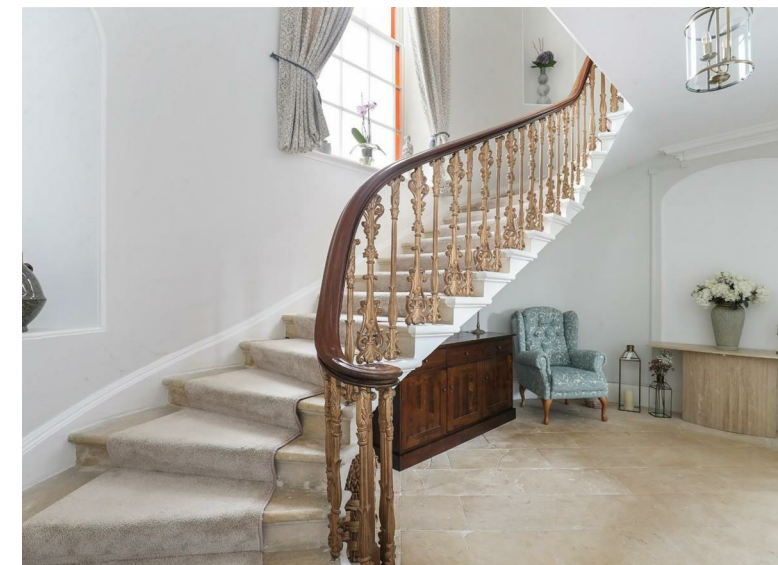
Totalling circa half an acre, the home has impressive front and rear gardens. Benefitting from ample gravelled parking and an en-bloc garage (with separate vehicular access or pedestrian access from the property).

The lawned front garden is partially enclosed with a Cotswold Stone



wall and hedgerows. Fetching plenty of evening sun, it's the perfect spot for alfresco dining. A path from the front of the property passes by the neighbouring orchard leading to the fully enclosed rear garden.

Detached from the home, the garden to the rear is lawned and enclosed with a red brick wall, and shrubs. Mature trees in the garden include fig, bay, walnut and cherry, in addition to the established herb garden and berry canes. The garden further benefits from an outbuilding and log store.





DIRECTIONS

The property is most easily located by leaving our Painswick office on the A46 in the direction of Cheltenham. Leave the village and continue past The Royal William and down Coopers Hill to the roundabout with the Shell garage. Take the right-hand exit at the roundabout and continue for a short distance. The property will be found shortly afterwards on the left-hand side.

LOCATION

2 Witcombe Court is situated in Little Witcombe, which has a lovely community spirit with a village hall hosting regular local events, two churches and the Twelve Bells pub, all within easy walking distance.

Just a short drive away in Birdlip there is a well-regarded primary school, play group and church with village hall and public houses. One of the key draws to the area is the excellent choice of schools with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good selection of state and private schools.

The A46 and A417 provide easy access to both the M4 and M5 motorways and there are nearby mainline train stations in Cheltenham, Gloucester and Stroud, bringing London, Birmingham and Bristol within commuting distance.



2 Witcombe Court, Little Witcombe, Gloucestershire

Approximate IPMS2 Floor Area

House	192 sq metres / 2067 sq feet
Attic Space	10 sq metres / 107 sq feet
Garage	12 sq metres / 129 sq feet
Stores	14 sq metres / 151 sq feet

Total 228 sq metres / 2454 sq feet
(Includes Limited Use Area 10 sq metres / 107 sq feet)

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07890 327 241

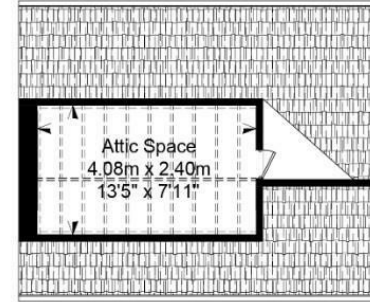
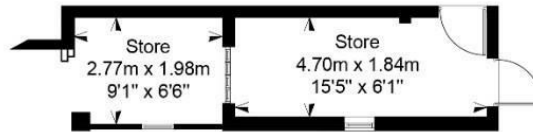
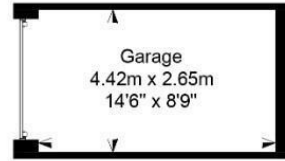
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

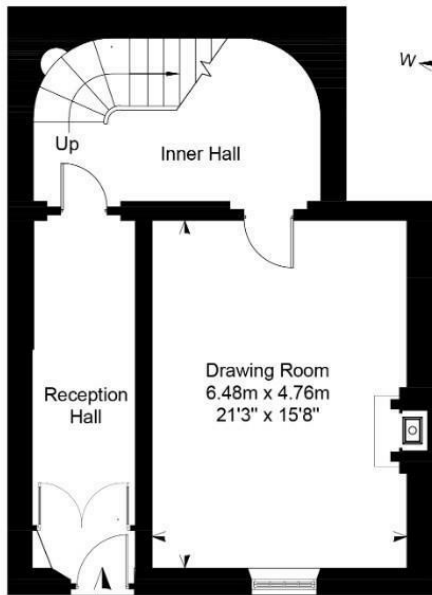
IPMS = International Property Measurement Standard



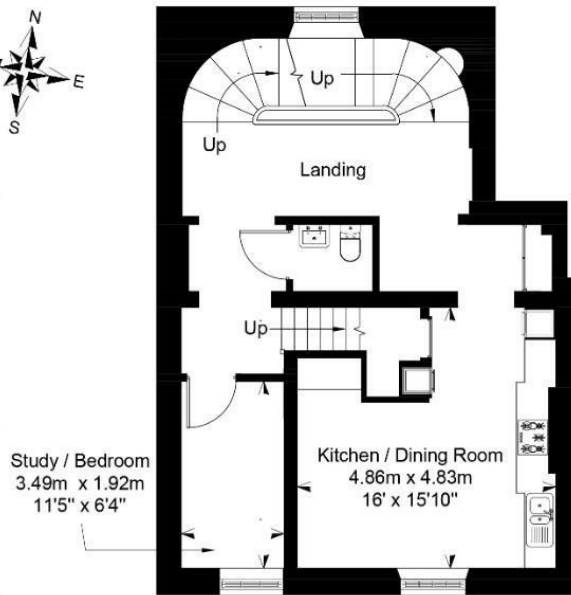
[Dashed line] = Limited Use Area

Attic Space

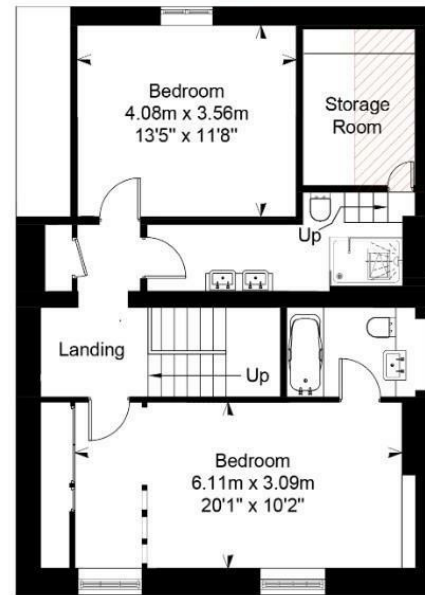
[Hatched area] = Flying Freehold



Ground Floor



First Floor



Second Floor

MURRAYS

SALES & LETTINGS

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Painswick GL6 6XH

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

Exempt

SERVICES

All mains' services are connected to the property. Gas CH. Tewkesbury Borough Council tax band D, £2,166.83 (25/26). OFCOM checker - Broadband, standard 15Mbps, Ultrafast 1,000Mbps. Mobile, EE, o2, Three and Vodafone all good or variable. No service charge payable.

SUBJECT TO CONTRACT

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For more information or to book a viewing please call our Painswick office on 01452 814655