

Starsmead Cottage · Haresfield · Stonehouse

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Starsmead Cottage
Haresfield
Stonehouse
GL10 3EG

A charming, detached, red brick cottage with seperate two bed annexe set right in the heart of the sought after village of Haresfield with lovely landscaped gardens, garage and parking.

BEDROOMS: 6
BATHROOMS: 3
RECEPTION ROOMS: 5

OFFERS OVER £795,000

FEATURES

- Detached Red Brick Cottage
- Ideal Family Home
- Beautifully Landscaped Gardens
- Detached 2 bedroom Annexe
- 4 Reception Rooms
- Immaculatly presented
- Village Location
- Garage/Workshop
- Ample Parking
- Far Reaching Views





DESCRIPTION

Starsmead Cottage is a spacious and versatile home, perfect for family living and is complemented by a beautifully landscaped garden and contemporary annexe.

Entering the property via a hallway, there is access to the utility room and cloakroom. A door opens into the main sitting room, which has sliding doors to the rear patio.

The ground floor continues to impress with a generous family room, which is complete with an Aarrow Stoves wood burning stove, creating a cosy focal point. There is also a separate study which is ideal for home working, as well as a charming breakfast/dining room which features a cast iron electric stove. A well-appointed kitchen is offered with Pippy oak units and granite work surfaces, a dual fuel Rangemaster cooker and a range of integral appliances, offering both style and practicality.

Upstairs, the first floor provides four bedrooms, this included 3 doubles. The primary bedroom enjoys fitted Sharps wardrobes, an ensuite shower room and far-reaching views towards Robinswood Hill and May Hill. The remaining bedrooms are served by a large, four-piece suite where no expense has been spared with Travertine tiles, inset shelving, two heated towel radiators and a built-in laundry basket.

GARDEN AND ANNEXE

Externally, the property is approached via a gated driveway with ample parking and a one and a half-length garage that has power and lighting. The gardens have been thoughtfully landscaped, featuring areas of lawn, a substantial sized patio off from the kitchen which is perfect for entertaining and alfresco dining. Two ponds and well-stocked floral borders add colour and interest throughout the year, with a variety of additional plants and shrubs including an apple tree, clematis, honeysuckle and rose bush.

A stylish two-bedroom contemporary annexe is an excellent addition to the property. Built with adaptability in mind, the annexe is on one level, with composite door frames and skirting boards. It comprises a utility/entry hall, two bedrooms, a shower room, fully fitted kitchen with appliances and a living room with access to a patio area. A perfect pied-à-terre, or extension of the home.







DIRECTIONS

The property is most easily located by leaving Stroud on the A46 in the direction of Gloucester and Cheltenham, branching left at the junction signposted Gloucester. Continue up through Edge and down the hill, straight over the first roundabout and then turn left at the next roundabout passing Fagin's Public House, signposted to Haresfield. Follow this road until you reach the village of Haresfield where the driveway to Starsmead Cottage can be found on you right hand side before you reach the school.

LOCATION

Haresfield is a small rural village surrounded by farmland but still remarkably convenient for accessing Gloucester, Cheltenham and the M5 Motorway (junction 12), putting Bristol within easy commuting distance as well as parts of the West Midlands.

The village has an excellent primary school within walking distance of Starsmead Cottage, The Beacon Inn pub and a popular cricket ground and club. The nearest small town is Stonehouse which has good local facilities and a mainline station with regular services into London Paddington, scheduled from 95 minutes; the alternative Gloucester Station has connections to the Midlands and the North.

A broad choice of secondary schools are on offer, including Stroud High and Marling grammar schools in Stroud, Wycliffe College in Stonehouse or Sir Thomas Rich's or Kings School in Gloucester, the latter also having excellent shopping (Gloucester Quays).

There are also lovely walks in the vicinity of Haresfield, particularly on Haresfield Beacon and in the adjacent woodland, in the care of the National Trust, offering panoramic views of the Severn Vale, while premier division rugby can be enjoyed at Kingsholm Gloucester.



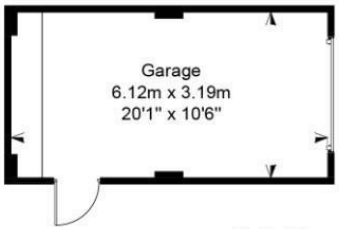
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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Starsmead Cottage, Haresfield, Stonehouse, Gloucestershire

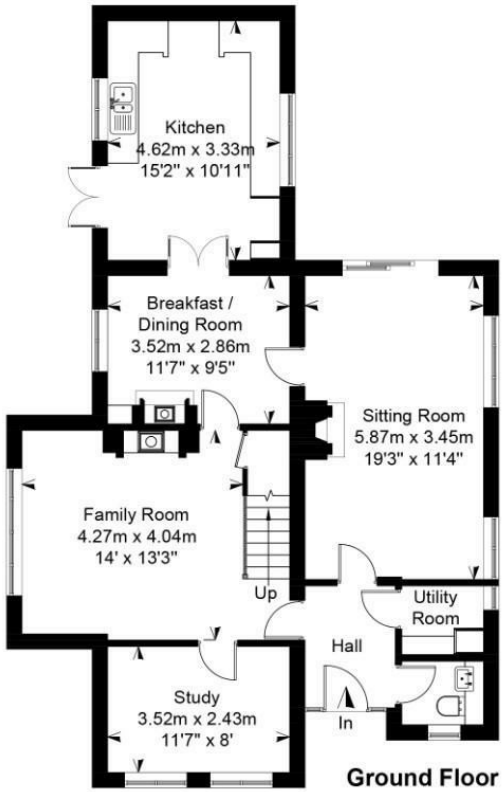
	Approximate IPMS2 Floor Area
House	172 sq metres / 1851 sq feet
Garage	19 sq metres / 205 sq feet
Annexe	47 sq metres / 506 sq feet
Total	238 sq metres / 2562 sq feet



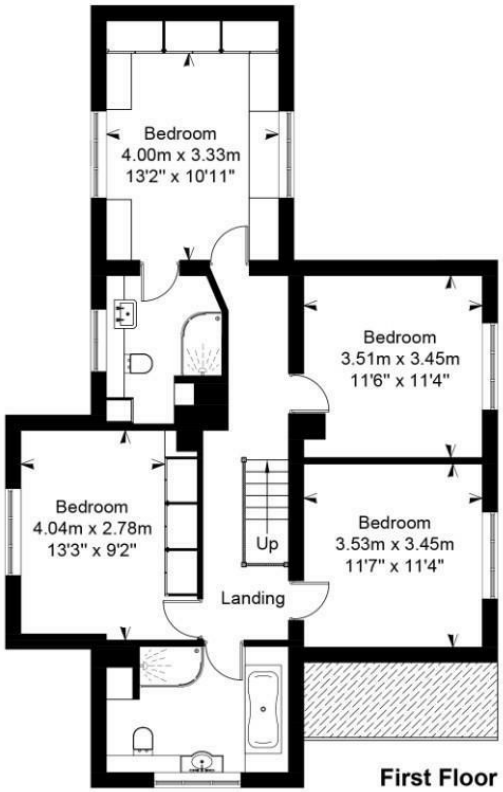
Annexe



Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
E

SERVICES
Mains water, electricity and drainage are connected to the properties. Starsmead Cottage (SC) has LPG CH. Wisteria Lodge (WL) has Oil CH. Stroud District Council, SC is tax band E, £2,837.35, WL is tax band A, £1,547.64 (only if occupied). OFCOM checker, broadband Standard 7 Mbps, Superfast 80 Mbps Ultrafast1000 Mbps for SC. Mobile, o2, EE, Vodafone and Three are all good and likely.

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