

# Keeper's Cottage

Bismore, Eastcombe, Stroud, Gloucestershire





This beautiful, three bedroom house offers a true escape, hidden among the beautiful and peaceful Bismore Valley by the well-served village of Eastcombe, with stunning gardens, a large meadow and a one bedroom guest cottage.

Bisley 2 miles | Stroud 5 miles | Kemble Train Station 10 miles | Cirencester 12 miles | Cheltenham 14 miles  
Gloucester 14 miles | Bath 31 miles. (All distances and times are approximate)



### Summary of accommodation

#### Main House

**Ground Floor:** Entrance hall | Kitchen/breakfast room | Sitting/dining room | Snug | WC/utility room

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Bedroom with en suite shower room  
Further bedroom | Family bathroom

#### Cottage

Living room/bedroom | Shower room | Mezzanine area

#### Outside

Parking | Four stores | Garden | Meadow

In all about 5.89 acres

## Situation

(Distances and times are approximate)

Eastcombe is an established village between Stroud and Cirencester on high ground. It benefits from a village store/Post Office, The Lamb Inn, a Parish Church, Eastcombe Primary School, and the secondary school, Thomas Keble School, both within the village.



Sought-after grammar schools in Stroud (Stroud High for girls, Marling for boys), Gloucester and Cheltenham. Cheltenham - Cheltenham Ladies College, Cheltenham College and Dean Close. Minchinhampton - Beaudesert Park. Stonehouse - Wycliffe. Westonbirt School. School buses run along to most local schools in private and state sectors.



Easy access to M4 and M5 motorways.



Within walking distance, there are fabulous footpaths to the village of Bisley, with its farm shop and two village pubs.



## The Property

Keeper's Cottage is a beautiful and well-proportioned Cotswold house with a wealth of charm, features, and character. The properties enjoy stunning views along this wide wooded valley and a gentle stream meandering through. Separate from the house is a one bedroom guest cottage with a shower room and with a mezzanine area, currently used as an office and library.

## Gardens and Grounds

The property, formerly the gamekeeper's cottage for the nearby Lypiatt Estate, is set hidden at the end of a lane which leads along a wide-open wooded, peaceful valley.

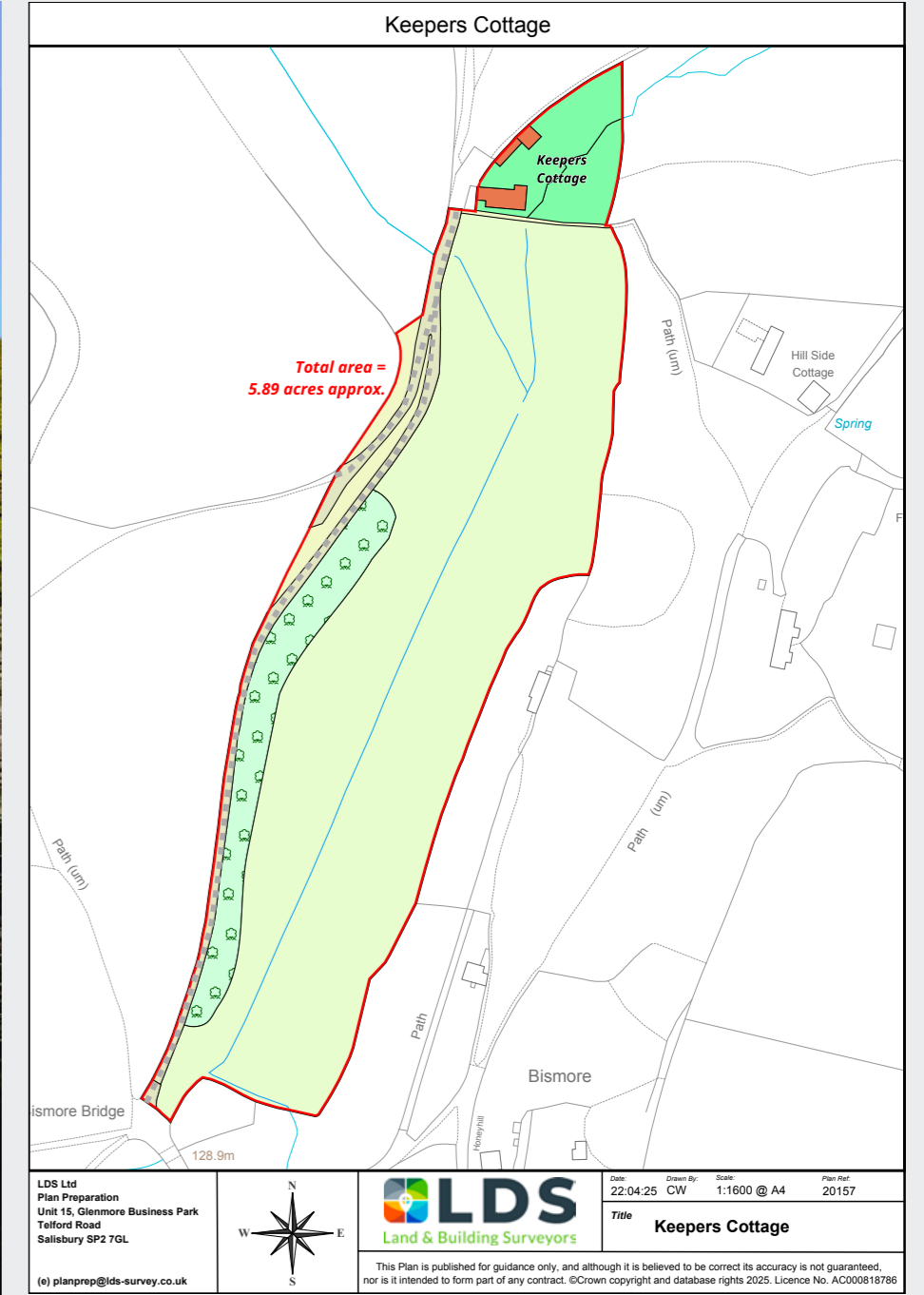
The property is set in beautiful nature-filled gardens filled with rare wildflowers and a mixture of trees surrounded by Cotswold walls. To the front of the cottage is a large 5 acre meadow that runs through the valley. Besides the property, there is parking for several cars and various outbuildings for additional storage.











## FLOORPLAN

Approximate Gross Internal Floor Area

Main House: 178.2 sq.m / 1,918 sq.ft

Outbuilding: 56.1 sq.m / 604 sq.ft

Total Area: 234.3 sq.m / 2,522 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Property Information

**Tenure:** Freehold

**Services:** Oil fired central heating. Mains electricity, water and drainage.

**Local Authority:** Stroud District Council

**Council Tax:** Band F

**EPC:** E

**Guide Price:** £1,275,000

**Postcode:** GL6 7DG

**What3Words:** /// rivals.defends.indoors

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated April 2025.

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