

Sen Sook · Far End · Sheepscombe

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Sen Sook Far End
Sheepscombe
Stroud
GL6 7RL

A beautifully renovated detached village home with stunning views and generous gardens.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £855,000

FEATURES

- Beautifully Renovated
- Village Location
- High Quality Oak Finishes
- Rear Balcony Overlooking Garden
- Exceptional Views
- 3 Bedrooms
- Detached Studio/Utility
- Private Parking
- Large Attic for Conversion (STP)
- Bi-Fold Doors







DESCRIPTION

Sen Sook has been entirely renovated to extremely high specifications including thermally efficient windows and doors, solar panels and quality bespoke fixtures and fittings throughout.

The welcoming entrance hall sets the tone. The generous space has the attractive solid oak flooring that extends throughout the entire house, and handmade doors lead to the principal reception rooms and bedrooms, creating a bright and inviting first impression.

The kitchen/dining room is designed for modern family living. Fitted with an attractive range of cabinetry, it features a two-oven electric Everhot cooker with separate hob and a large ceramic sink. There is space for a large dining table, while double glazed doors open directly onto the large rear balcony, creating a wonderful connection between the house and its spectacular setting.

A spacious sitting room is equally impressive, benefitting from full-width bi-fold doors opening onto the balcony, allowing the outstanding panoramic views to become part of the living space. An Esse wood burning stove is both efficient and attractive. Also occupying the ground floor are two double bedrooms together with a large walk-in shower room.

On the lower ground floor is a further large room, currently used as workroom/guest room, the space is suitable for flexible uses or as a guest suite.

The attractive family bathroom is designed so a bather can enjoy stunning views of the entirely private garden and woodland beyond.

Above the ground floor, a substantial part boarded loft provides excellent storage with considerable future potential (subject to the necessary consents).

The gardens are a particular feature. To the rear, a good-sized garden has been thoughtfully planted with colourful perennials and wildflowers and some unusual trees. To the front are large, raised vegetable beds as well as a substantial paved area and private off-road parking.

The property also benefits from a useful external storeroom on the lower ground floor, a large wooden shed in the garden and a versatile detached building alongside the house currently used as studio and utility room.







DIRECTIONS

The property is most easily located by leaving our office in Painswick on the A46 in the direction of Cheltenham, passing through the traffic lights. As you begin to leave the village turn right signposted to Sheepscombe. Continue all the way into the village passing the Butchers Arms public house on your left and then turn immediately left, into Far End. Follow the lane along and shortly after the school turn right down a no through road where Sen Sook can be found at the bottom on the right hand side.

LOCATION

Sen Sook enjoys an elevated position along the sought-after no-through lane of Far End in the picturesque Cotswold village of Sheepscombe, commanding outstanding views across the surrounding valley and countryside.

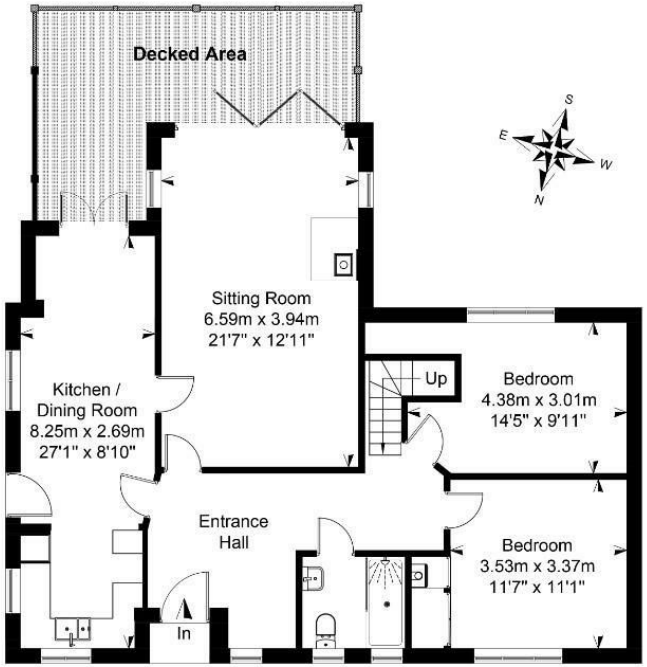
The village offers a thriving community with a highly regarded primary school, popular pub, church and village hall, while miles of beautiful walking and riding routes, including the Cotswold Way, are on the doorstep. Nearby Painswick provides a wider range of everyday amenities, cafés, restaurants, a golf course and boutique hotel.

The area is particularly well served by excellent state and independent schools, including sought-after grammar schools in Stroud, Gloucester and Cheltenham. Stroud offers a mainline railway station with direct services to London Paddington (from approximately 90 minutes), while the M4 and M5 motorways provide excellent access to Bristol, Bath, Cheltenham and beyond.

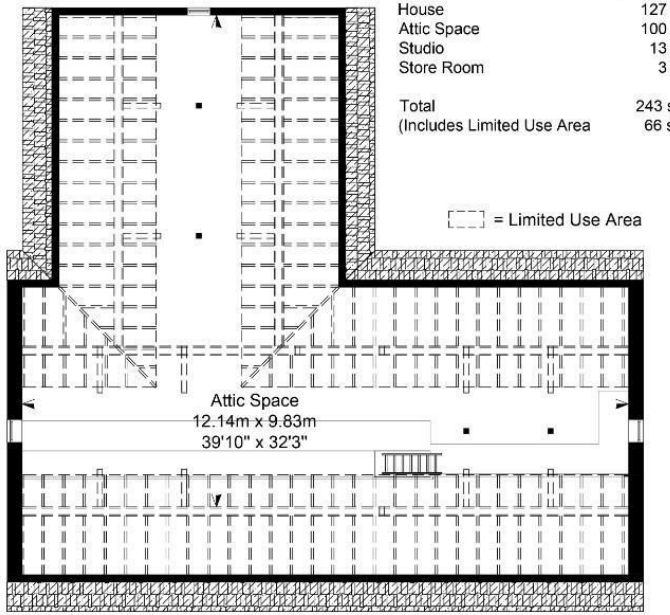
Distances (approx.): Stroud 6 miles • Gloucester 8 miles • Cheltenham 10 miles • M5 (J11A) 6 miles • M5 (J13) 9 miles.



Sen Sook, Far End, Sheepscombe, Gloucestershire

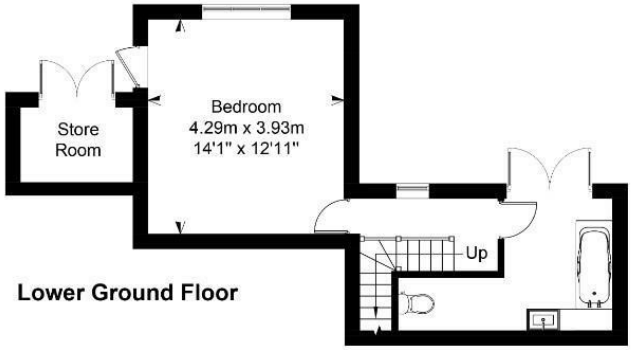


Ground Floor

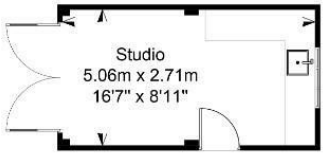


Accessed Via Ladder

Attic Space



Lower Ground Floor



Approximate IPMS2 Floor Area	
House	127 sq metres / 1367 sq feet
Attic Space	100 sq metres / 1076 sq feet
Studio	13 sq metres / 140 sq feet
Store Room	3 sq metres / 32 sq feet
Total	243 sq metres / 2615 sq feet
(Includes Limited Use Area	66 sq metres / 710 sq feet)

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Job No SP4134
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

Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
D

SERVICES
Mains electricity and water. Septic Tank Drainage. LPG fired heating. Solar Panels for electricity. Stroud District Council, tax Band: E Charge: £2976.42 (26/27). OFCOM checker, broadband standard 4mbps, superfast 80mbps, ultrafast 1000mbps. Mobile, EE, o2, Three and Vodafone all poor, variable or good outdoor.

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