



THE OLD CROFT · BRIMPSFIELD

THE OLD CROFT  
BRIMPSFIELD  
GLOUCESTER  
GL4 8LD

A charming, detached period Cotswold home set in the heart of Brimpsfield that enjoys spacious accommodation and a delightful cottage garden.

**BEDROOMS: 3**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £795,000**

**FEATURES**

- Character Features
- Village Location
- Wood-Burning Stove
- Bespoke Kitchen
- 3 Double Bedrooms
- Attic Renovation Potential (STPP)
- Garage and Workshop
- Cottage Style Garden
- Utility and Boot Room
- Idyllic Outlook



**DESCRIPTION**

A welcoming and well-proportioned hallway welcomes you into this charming home, with stairs to the first floor and a door to the living area. Steeped in character, the living room offers dual aspect mullion windows, exposed beams and an inglenook fireplace with historic bread oven and working wood-burning stove. The garden room enjoys views over the garden, with a window and French doors providing direct access outside.

The good-sized kitchen/dining room is fitted with bespoke cabinetry, complimented by oak worktops, offering both charm and practicality. Adjoining is a useful utility room and separate boot room. There is a good-sized cloakroom to the front of the home.

On the first floor, the home continues to impress. There are three double bedrooms, all with built in storage, and two of them with exposed timbers and dual aspect windows overlooking the garden and neighbouring countryside.

In addition to the good-sized accommodation already on offer, the home benefits from two attic rooms with attractive elm floorboards, offering excellent potential for renovation subject to the necessary planning permissions.



A beautifully landscaped cottage garden is a particular feature, with mature trees and shrubs, herbaceous borders, and winding gravel pathways leading to several areas of lawn. A patio provides space for alfresco dining, while the top of the garden enjoys a charming outlook across the neighbouring church land.

The property is approached via a gravelled driveway with ample parking and has a good-sized garage with an adjoining workshop.





## DIRECTIONS

From our office in Painswick, turn left onto Cheltenham Road (A46) and continue to follow the A46 for approximately 2.3 miles. Turn right onto Cotswold Way, then shortly afterwards turn right onto Buckholt Road. Continue along Sanatorium Road for around 0.8 miles, proceeding straight onto Main Street and then continuing onto Main Lane. Follow Main Lane for approximately 1.3 miles, which becomes Climperwell Road. Continue along for a further 1.3 miles, where you should turn left to remain on Climperwell Road. Shortly afterwards turn right and the property will be found shortly afterwards on the right-hand side.

## LOCATION

Brimpsfield is a charming Cotswold village set in rolling countryside between Gloucester and Cirencester. Known for its historic character and peaceful rural setting, the village offers a strong sense of community while remaining within easy reach of nearby towns and everyday amenities.

For shopping, a range of supermarkets can be found in Gloucester, around 7–8 miles away, and Cirencester around 12 miles away.

Rail services are available from Cheltenham Spa railway station and Gloucester railway station, both offering regular connections to major cities including Bristol, Birmingham and London Paddington. Local bus services also connect the village with surrounding areas and Gloucester.

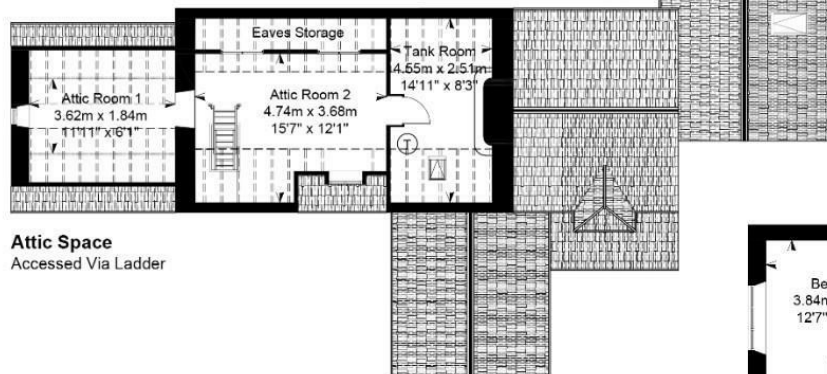
By road, Brimpsfield is conveniently located for the M5 motorway, which can be reached in around 15–20 minutes, while the nearby A417 road provides easy access across the Cotswolds.

Overall, Brimpsfield offers attractive countryside living with practical access to transport links, shopping and nearby towns.

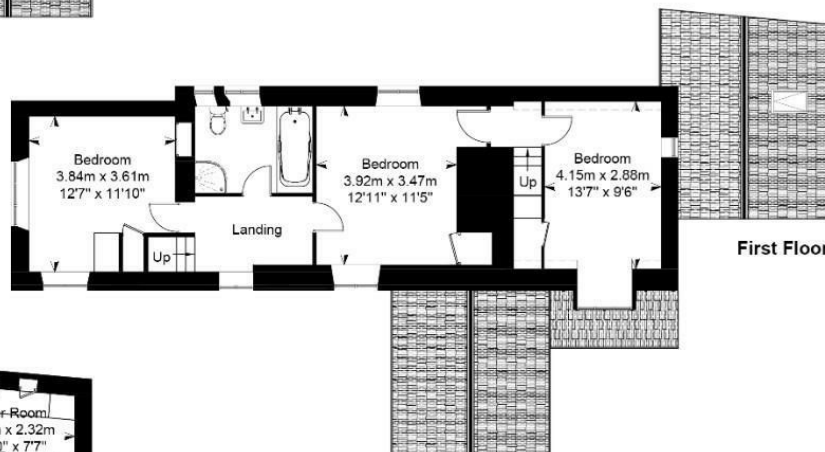




[---] = Limited Use Area



**Attic Space**  
Accessed Via Ladder



**First Floor**



**Ground Floor**



Outbuildings  
Not Shown In Actual Location Or Orientation

## The Old Croft, Brimpsfield, Gloucestershire

|                             |                              |
|-----------------------------|------------------------------|
| House                       | Approximate IPMS2 Floor Area |
| Attic Space                 | 159 sq metres / 1711 sq feet |
| Garage / Workshop           | 44 sq metres / 474 sq feet   |
|                             | 31 sq metres / 333 sq feet   |
| Total                       | 234 sq metres / 2518 sq feet |
| (Includes Limited Use Area) | 29 sq metres / 312 sq feet   |

# MURRAYS

## SALES & LETTINGS

### Stroud

01453 755552

stroud@murraysestateagents.co.uk  
3 King Street, Stroud GL5 3BS

### Painswick

01452 814655

painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

E

### SERVICES

Mains electricity and water are connected to the property. Septic tank drainage. Oil CH. Cotswold District Council tax band F £3,365.20 (26/27). OFCOM checker, broadband, standard 4Mbps, ultrafast 1000Mbps. Mobile, EE, o2, Three and Vodafone all likely and variable outdoor.

## SUBJECT TO CONTRACT

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