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BROCKLEY ACRES, EASTCOMBE



WHITAKER  
SEAGER



## 3, BROCKLEY ACRES, EASTCOMBE, STROUD, GL6 7DU

SET ON 0.18 OF AN ACRE IN THE VILLAGE, THIS THREE-BEDROOM DETACHED BUNGALOW IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

### *The property*

Set in a highly desirable cul-de-sac and within easy reach of Eastcombe's amenities, including a shop/post office, pub, and both primary and secondary schools—this detached three-bedroom bungalow offers versatile, single-level living.

Ideal for those seeking a future-proof home, the property also presents excellent potential for extension, thanks to its generous rear and side gardens (subject to the necessary planning consents).

The accommodation is arranged around a central reception hallway with an airing cupboard, providing access to all rooms. Two bedrooms are positioned at the front, overlooking the garden, while a third sits to the side of the property.

To the rear, a particularly spacious sitting/dining room spans the width of the bungalow, featuring two

sets of patio doors that open onto the mature garden, creating a bright and inviting living space. A fireplace sits to one end of the room. A serving hatch connects through to the kitchen, which is fitted with a range of wall and base units, integrated oven and hob. A door from the kitchen opens to the side garden.

Set in 0.18 of an acre, a private driveway leads to an attached garage with workshop. A small garden extends to the front of the house, with a secure and generous plot extending to the side and rear.

The property is served by mains drainage and gas central heating. The boiler is located in the loft. The new owners solicitor will need to affect first registration of the property with Land Registry. The bungalow is subject to usual covenants. Please ask for more information.





**Guide price**  
**£550,000**

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- **Hall**
  - **Sitting room/dining room**
  - **Kitchen**
  - **3 bedrooms**
  - **Family bathroom**
  - **Generous and private garden**
  - **Garage with workshop and private driveway**
  - **Ofcom - Ultrafast broadband available - outdoor mobile coverage likely**
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**WITHIN EASY REACH...**

*Stroud Train Station 5.1 Miles*  
*Cirencester 12.3 miles*  
*Cheltenham 13.4 miles*  
*Gloucester 15.3 miles*

## *Outside*

The gardens are a significant asset to this home. A small garden sits to the front, while the majority of the grounds extend to the rear and side of the bungalow. Beautifully planted to provide colour throughout the seasons, the garden offers a wonderful opportunity for keen gardeners, as well as plenty of space for children to play. Flower beds are dotted throughout and include a variety of mature shrubs, perennials and bulbs as well as an Acer tree and apple tree. Toward the rear of the plot, raised vegetable beds provide additional scope for those looking to grow their own produce. A greenhouse, potting shed and summer house are positioned within the side garden, and a patio area immediately adjoins the bungalow, ideal for outdoor dining and entertaining. The rear and side gardens offer a high degree of privacy, along with excellent potential for extension, subject to the necessary consents. A private driveway leads to an attached garage with a workshop to the rear. A pedestrian door provides direct access from the garage to the garden, two useful stores (one accessed from the front and the other accessed from the back) connect the garage to the bungalow.

## *Situation*

Eastcombe is a charming hilltop village within an Area of Outstanding Natural Beauty (AONB), located between the towns of Stroud and Cirencester, and offering convenient access to Cheltenham and other major regional centres of employment. Unlike many Cotswold villages, it has retained its traditional village pub and general stores/post office, creating a friendly community atmosphere. The village is home to a sought-after primary school and Thomas Keble, a highly regarded secondary school. The area lends itself to outdoor activities, such as walking, riding, and cycling. A Doctor's Surgery, Chemist, and Tesco Metro are located in nearby Bussage. Eastcombe enjoys a bus service to Stroud, while Stroud and Kemble railway stations offer a direct line to London Paddington in approximately 90 minutes. Stroud is known for its weekly Farmers' Market, has four supermarkets, Stroud High and Marling Grammar schools, a multi-plex cinema, a Leisure Centre, and the newly restored Stroudwater Navigation canal.



Approximate Gross Internal Area = 83.0 sq m / 893 sq ft  
 Garage / Workshop = 24.2 sq m / 260 sq ft  
 External Stores = 2.6 sq m / 28 sq ft  
 Total = 109.8 sq m / 1181 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290322)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7DU

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District. Council Tax Band D and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

