# Rock Cottage · Brownshill · Stroud

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# Rock Cottage
# Brownshill
# Stroud
# GL6 8AQ

Located in a prime hilltop location with a feeling of privacy, Rock Cottage is nestled into the hillside with fabulous gardens, gated off street parking and far reaching views

**BEDROOMS: 4**
**BATHROOMS: 2**
**RECEPTION ROOMS: 2**

**GUIDE PRICE £775,000**

## FEATURES

- Detached Cotswold Stone Period Home
- Fabulous Kitchen/Dining/Family Room
- 2 Further Reception Rooms
- 4 Bedrooms
- 2 Bathrooms
- Utility Room
- Double Garage
- Split Level Gardens
- Plentiful Parking, Fabulous Views
- EPC D 66/76

## DESCRIPTION

Rock Cottage occupies a sought-after hilltop position within a designated conservation area, enjoying an enviable setting with far-reaching views. Ideally located, the property offers excellent access to a choice of highly regarded primary and secondary schools, the nearby market towns of Stroud and Cirencester, and a range of local amenities. Designed with family living in mind, the L-shaped accommodation is arranged over two floors, embracing the level gardens to create a private and secure outdoor space that makes the most of its stunning surroundings.

At the heart of the home is an impressive open-plan kitchen/ dining /family room, flooded with natural light and featuring double doors opening directly onto the garden and entertaining terrace. A welcoming entrance hall separates this space from the inviting sitting room, where a wood-burning stove provides a warm focal point for cosy evenings. The ground floor also benefits from a separate study, ideal for home working, together with a practical utility room.

On the first floor are four well-proportioned bedrooms. The dual-aspect principal bedroom enjoys delightful views and is complemented by an en-suite shower room. Three further bedrooms are served by a stylish family bathroom, complete with both a separate shower and a bath.

The gardens are a particular feature of the property. Parking is available to both the side and rear, with the majority situated at the rear alongside a newly constructed timber double garage. The upper garden includes a variety of mature fruit trees and raised vegetable beds, while steps lead down to level lawns enclosed by established hedging. Two charming paved seating areas (one offering a shadier spot, are perfectly positioned for al fresco dining, summer barbecues and outdoor entertaining. AGENTS NOTE - The grass on the main image has been artificially enhanced due to current weather conditions.

## DIRECTIONS

The property is most easily found by leaving Stroud in the Cirencester direction on the A419. On reaching Chalford, turn left after St Mary's church on to The Old Neighbourhood. Continue up the hill turning left at the crossroads towards Brownshill. Continue along the road passing the playing fields on the right hand side. Shortly after passing the children's Little Trees Nursery, take the next left hand turning and follow the lane down, keeping to the left. Rock Cottage can be found after a short distance on a sharp right hand bend. Park here and walk down the steps to the property.

## LOCATION

Brownshill is set high up on a ridge with views towards rolling hills. This part of Brownshill has many attractive properties of all ages and styles tucked away off its network of lanes. What they all have in common is lovely countryside in which to walk or ride on their doorsteps, as well as excellent facilities, which makes this an especially popular place for families to live. Within a mile there is a Tesco Express, pharmacy, church and pub.

Thomas Keble School at Eastcombe is close by, Cheltenham and Gloucester are within commuting distance, there are regular bus services into nearby Stroud where there is also a main line station with trains into London Paddington scheduled from 90 minutes, as well as three major supermarkets and more extensive education including grammar schools.

Motorway M5 J13 Stroud - 9 miles, Motorway M4 J15 Swindon - 29 miles. Stroud Railway Station - 5 miles, Cirencester town 10 miles, Cheltenham town - 19 miles, Bath – 35 miles, Bristol Airport - 40 miles. Distances are approximate.

## Rock Cottage, Brownshill, Stroud, Gloucestershire

| Approximate IPMS2 Floor Area | |
|---|---|
| House | 178 sq metres / 1916 sq feet |
| Garage | 33 sq metres / 355 sq feet |
| Total | 211 sq metres / 2271 sq feet |

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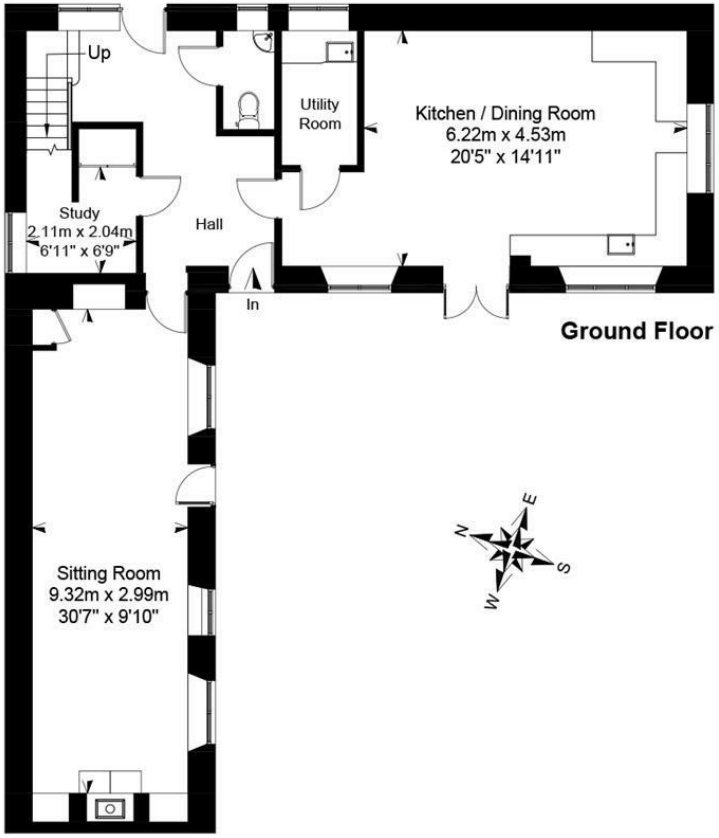
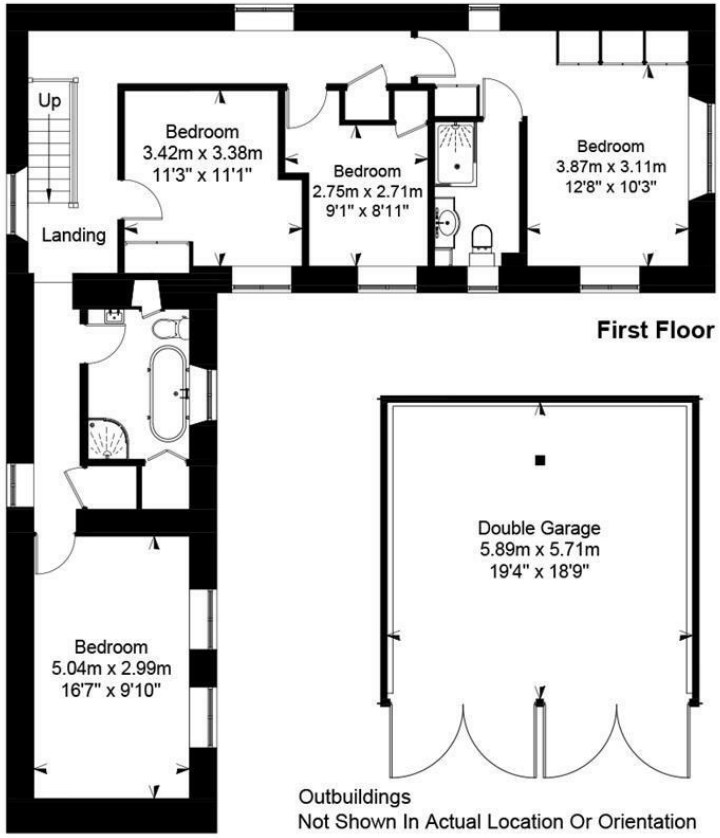
Job No SP1935
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard




Ground Floor




First Floor




Outbuildings
Not Shown In Actual Location Or Orientation

## SUBJECT TO CONTRACT

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**TENURE**
Freehold

**EPC**
D

**SERVICES**
All mains services are connected to the property. Gas central heating, mains drainage. Stroud District council Band: F - £3538.25 26/27. Broadband Standard 8Mbps, superfast 20 Mbps. Mobile Coverage EE & 02 good indoor and outdoor. Vodafone and Three both good outdoor.

For more information or to book a viewing please call our Stroud office on 01453 755552