Limbury House Cirencester Road

LITTLE WITCOMBE

MURRAYS
SALES & LETTINGS

Limbury House · Cirencester Road
Little Witcombe · GL3 4TN

BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 4

GUIDE PRICE £1,195,000

- Fully Modernised Family Home
- Self-contained One Bed Annexe
- Within Easy Reach of Cheltenham, Stroud and Gloucester
- Driveway Parking
- Semi-rural Location
- Level Lawns of Circa 1 Acre
- Far-reaching Views

A beautifully updated country house with well-balanced family accommodation including a self-contained one-bedroom annexe. Set within just over an acre of grounds and surrounded by open countryside, Limbury House enjoys a peaceful setting while remaining within easy reach of Cheltenham, Stroud and Gloucester.

Description

Set along a peaceful country lane and surrounded by open Gloucestershire countryside, Limbury House is a beautifully balanced family home that combines space, natural light and a wonderful connection to its setting. While it enjoys an idyllic rural position, Cheltenham, Stroud and Gloucester are all within easy reach, offering the best of both town and country living.

The house has been thoughtfully enhanced by the current owners with carefully considered improvements including a striking new kitchen, beautifully appointed bathrooms and replacement front windows that fill the interiors with natural light.

The reception hall provides an elegant introduction to the house, with a sense of space that continues throughout.

The principal sitting room is bright and inviting with direct access to the garden room, creating an effortless flow between the main living spaces.

The adjoining family room/snug offers flexibility for everyday life, whether as a relaxed sitting room, playroom or media room.

A separate dining room/home office, provides a useful further reception.

The newly fitted kitchen sits at the heart of the home. Thoughtfully designed with bespoke cabinetry, excellent storage and ample preparation space, it easily accommodates a good-sized dining table, making it equally suited to everyday family life as to entertaining.

Beyond the kitchen, a practical utility and boot room offers plenty of space for laundry, muddy boots and country essentials.

The first floor offers four double bedrooms. The principal suite enjoys far-reaching views towards Crickley and Birdlip Hills and is complemented by a stylish en-suite shower room. The remaining bedrooms are all well proportioned and overlook either the gardens or the surrounding countryside, served by a beautifully finished family bathroom. All of the bedrooms are thoughtfully laid out with ample built-in storage.

Annexe

A self-contained one bed annexe with its own access is ideal for multi-generational living or as a guest suite.

Comprising a kitchen, spacious bedroom, shower room and sitting room, the annexe also benefits from double doors opening to the rear shared patio.

Garden and Grounds

The gardens are an integral part of Limbury House. Extending to just over an acre of level lawns bordered by mature trees, the garden is entirely enclosed creating a private and peaceful setting throughout the seasons.

A broad terrace provides an ideal place for outdoor dining and entertaining, while a summerhouse and ample driveway parking add practicality.

In addition to the main driveway, separate vehicular access to the garden offers flexibility for those wishing to accommodate additional vehicles, trailers or future landscaping projects.

Location

Limbury House offers the best of both worlds. A rural haven with stunning views towards Birdlip, Coopers Hill and Crickley Hill, whilst still only 6 miles from Cheltenham and 9 miles from Stroud.

Witcombe has a lovely community spirit with a village hall which regularly hosts local events, two churches and the Twelve Bells pub, all within easy walking distance of Limbury House.

Just a short drive away in Birdlip there is a well regarded primary school, play group and church with village hall, as well as a pub.

One of the key draws to the area is the excellent choice of schools in both the state and private sector, with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good selection of private schools in nearby Cheltenham.

Cheltenham offers a host of amenities, with excellent shopping and theatre and is well-known for its annual music, literature and arts festivals, as well as the National Hunt racecourse.

The A46 and A417 provide easy access to both the M4 and M5 motorways and there are nearby mainline train stations in Cheltenham, Gloucester and Stroud, bringing London, Birmingham and Bristol within commuting distance.

Directions

From our Painswick office, follow the A46 in the direction of Cheltenham. Leave the village and continue past The Royal William pub on your left and down Coopers Hill to the roundabout with the Shell garage. Take the right hand exit at the roundabout and then take the first right (before The Twelve Bells/Premier Inn), signposted as a no through road. Continue for a short distance along the lane and Limbury House will be found on the left hand side.

MURRAYS
SALES & LETTINGS

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Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
D

SERVICES

Electricity and mains water are connected to the property. Oil fired central heating. Septic tank drainage. Tewkesbury Borough Council Band G - £3,579.16 Ofcom checker: Broadband - standard 17 Mbps ultrafast 900 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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

Limbury House, Brockworth, Gloucestershire

Approximate IPMS2 Floor Area

House	190 sq metres / 2045 sq feet
Annexe	49 sq metres / 527 sq feet
Summerhouse	14 sq metres / 151 sq feet
Total	253 sq metres / 2723 sq feet

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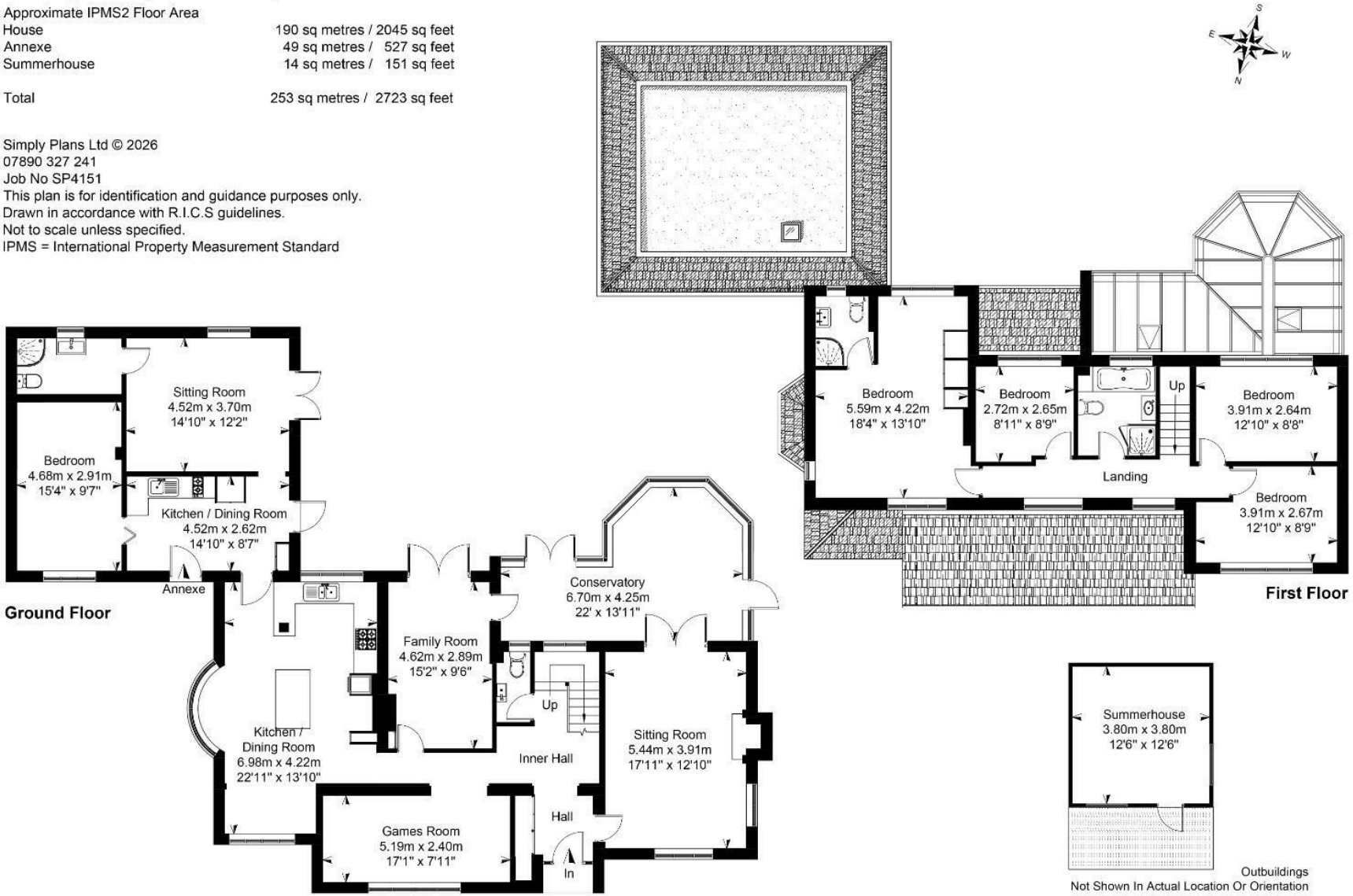
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



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