

THE SHEILING · FAR END
SHEEPSCOMBE · STROUD





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STROUD ·
GL6 7RL

BEDROOMS: 4

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £950,000

- Detached Family Home
- Versatile Living Accommodation
- Streamside Setting
- Ample Off-Road Parking
- Powered Garden Gazebo
- Sought After Village Location
- Spectacular Views
- Well Established Garden
- Garage and Cellar
- Extensive Storage

A beautifully versatile, 4 bedroom detached home offering generous and adaptable accommodation nestled along the sought after no through road, Far End with lovely large landscaped gardens and stunning views

DESCRIPTION

The home is entered via a welcoming entrance hall, creating a sense of space and providing an inviting introduction to the accommodation beyond. From here, the ground floor unfolds into a practical arrangement.

Positioned to the front of the property, the kitchen offers excellent potential for keen cooks and busy households alike. Adjoining this space is a useful breakfast room, ideal for informal dining. Together, these rooms create a sociable environment, perfectly suited to modern living.

Undoubtedly one of the standout features of the property is the impressive sitting room. Generously proportioned and beautifully light, this superb reception space benefits from triple-aspect windows that bathe the room in natural sunlight throughout the day, creating a wonderfully bright and uplifting atmosphere during the warmer months. There is ample space to accommodate a variety of seating arrangements, making it equally suited to larger gatherings as it is to quiet evenings at home. As the seasons change, the characterful wood-burning stove becomes

the focal point of the room, providing both warmth and ambience, and offering the perfect setting in which to relax and unwind on cosy winter evenings.

Complementing the principal reception room is a separate dining room, providing an elegant and more formal setting for entertaining. Ideally placed for hosting family celebrations, festive occasions and dinner parties with friends, it offers generous proportions and the flexibility to accommodate larger gatherings with ease. The ground floor accommodation is completed by two well-proportioned double bedrooms and a shower room. Equally suited to guest accommodation, independent living for a family member, or those seeking the convenience of bedroom space on the principal level, this adaptable arrangement offers considerable scope to meet both current and future requirements.

The first-floor accommodation comprises an impressive bedroom which has spectacular views across the garden and neighbouring woodland, it also enjoys extensive eaves storage. A separate study/bedroom 4 provides an ideal home office, hobby room or

occasional bedroom, with access to the attic space, whilst the family bathroom serves this level.

GARDEN AND GROUNDS

A particular highlight of The Sheiling is its enchanting garden, which extends to approximately three-quarters of an acre and has been lovingly cultivated and nurtured over many years to create a wonderfully private and tranquil setting.

The property is approached via a driveway providing ample off-road parking for several vehicles. In addition, there is an integral garage fitted with an electric roller door, offering additional parking or useful storage. The garage also provides convenient access to the substantial cellar accommodation beneath the house, enhancing the property's practicality and versatility.

Immediately adjoining the house is a delightful, paved patio. This attractive space provides the perfect spot for morning coffee, alfresco dining and summer entertaining, whilst enjoying the beauty of the surrounding planting.

From the courtyard, elegant, curved stone

steps descend to two expansive areas of lawn. Gently sloping grounds unfold towards the stream below, offering a sense of space and connection with the surrounding landscape.

The garden itself is a true haven for keen gardeners and nature lovers alike. Thoughtfully planted over the years, it boasts an impressive collection of mature trees and scented shrubs that provide year-round interest, colour and texture. Amongst the established planting, to name just a few, are Norway Spruce, Dawn Redwood, Linden Trees, and an abundance of climbing roses, whose scent and seasonal display enhance the charm of this exceptional setting. Nestled within the grounds is a luxurious gazebo with power connected, creating a versatile retreat that lends itself perfectly to outdoor entertaining, a peaceful reading room, a garden office or simply a place from which to sit and appreciate the surroundings. The gardens continue to descend gently to the banks of the Painswick Stream, where a public footpath runs close to the lower boundary of the garden.



Location

The Sheiling occupies an enviable position in the highly desirable village of Sheepscombe, enjoying stunning far-reaching views across the picturesque valley, dotted with historic Cotswold homes and the village's charming church. Situated just a short stroll from the heart of the village, the property offers an exceptional opportunity to embrace the very best of country living.

Surrounded by beautiful rolling countryside and ancient woodland, Sheepscombe provides immediate access to an abundance of scenic walks and bridleways, including stretches of the renowned Cotswold Way. The village itself boasts a highly regarded primary school, a popular traditional pub, an active village hall hosting a variety of community events, and a historic church, all contributing to its strong sense of community.

The nearby village of Painswick offers an excellent range of additional amenities, including welcoming pubs, a charming boutique hotel, cafés, a village shop and the celebrated golf course on Painswick Beacon. The area is particularly well

known for its excellent educational provision, with a selection of sought-after grammar schools in Stroud, Gloucester and Cheltenham, alongside an array of highly regarded independent schools.

The vibrant market town of Stroud, the cathedral city of Gloucester, the historic cities of Bath and Bristol, and the elegant Regency spa town of Cheltenham are all within easy reach. Cheltenham is famed for its excellent shopping, restaurants, theatres and the prestigious National Hunt Festival held each March. Stroud provides a comprehensive range of amenities, including major supermarkets, a cinema and a mainline railway station offering regular services to London Paddington in approximately 90 minutes.

For those commuting further afield, both the M4 and M5 motorways are readily accessible. Approximate distances are as follows: M5 Junction 11A (Hucclecote) 6 miles, M5 Junction 13 (Stroud) 9 miles, M4 Junction 15 (Swindon) 34 miles, M4 Junction 18 (Old Sodbury/Bath & Bristol) 26 miles, Gloucester railway station 8 miles, Stroud railway station 6 miles, Cheltenham town centre 10 miles and Bristol Temple Meads 38 miles. Distances are approximate.



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 towards the end where the signed driveway for The Sheiling can be found. Continue down and bear right onto the private driveway for the home.





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

D

SERVICES

Mains electricity, water and drainage. Oil central heating. Stroud District Council, Band: G Charge £4058.76. OFCOM checker, broadband, standard 3mbps, superfast 68mbps, ultrafast 1000mbps. Mobile, EE, Three, o2 and Vodafone all good and variable.

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

The Sheiling, Far End, Sheepscombe, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	191 sq metres / 2056 sq feet
Attic Space	33 sq metres / 355 sq feet
Garage	21 sq metres / 226 sq feet
Cellar	27 sq metres / 291 sq feet

Total	272 sq metres / 2928 sq feet
(Includes Limited Use Area	46 sq metres / 495 sq feet)

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Job No SP4106

This plan is for identification and guidance purposes only.

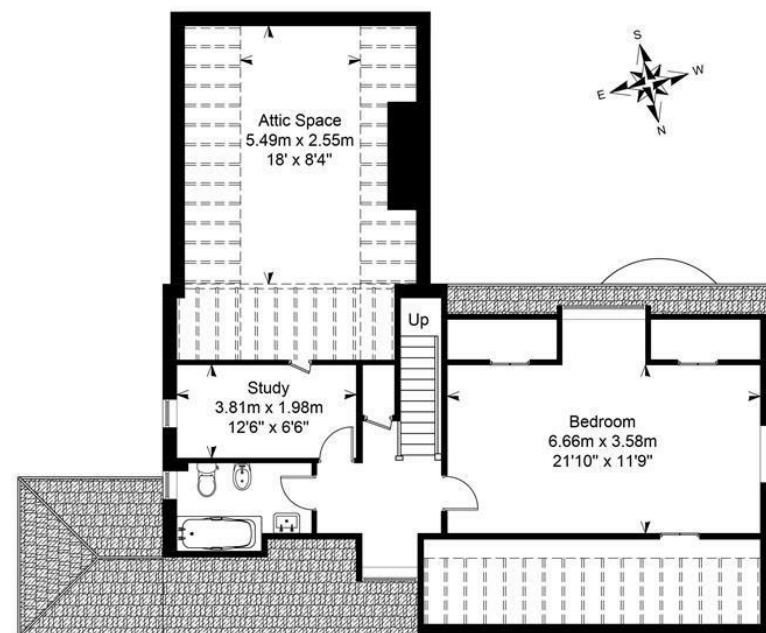
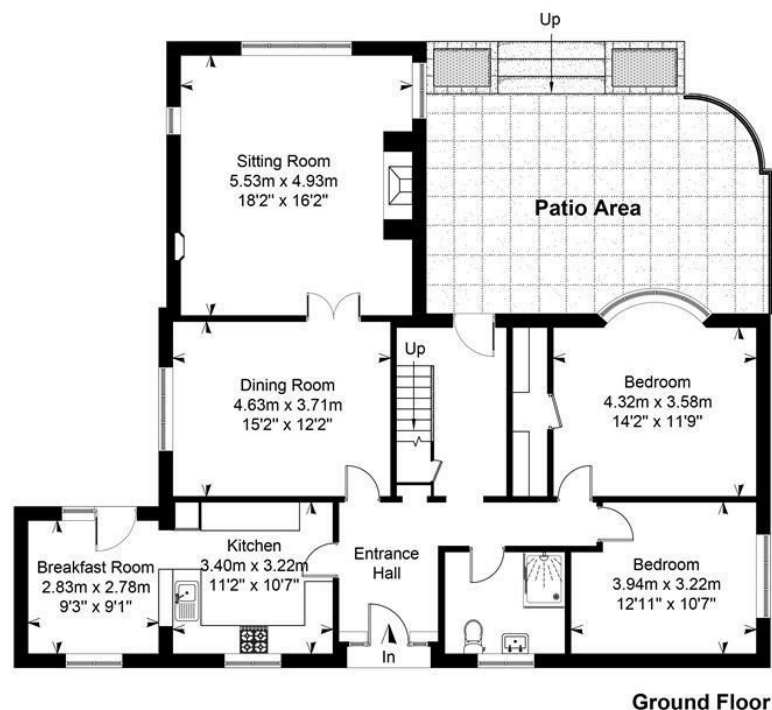
Drawn in accordance with R.I.C.S guidelines.

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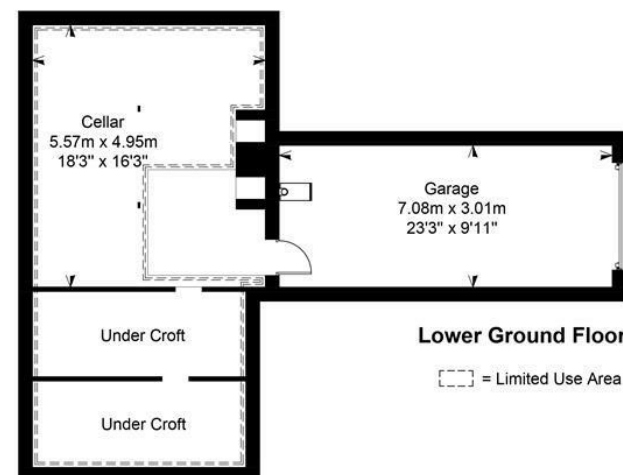
IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



[---] = Limited Use Area



[---] = Limited Use Area

SUBJECT TO CONTRACT

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