

# FINE & COUNTRY

A well presented, light and airy detached bungalow with three double bedrooms located in this most enviable elevated position with views across the Brimscombe valley and beyond.

Two separate receptions. French doors open out onto balconies giving you somewhere pleasant to sit out and take in the views. Ensuite bathrooms to two bedrooms. Benefits include gas central heating and double glazing.

The generous gardens have been lovingly tended and include an array of mature shrub borders, raised flower beds and seating areas. The block paved driveway provides off road parking and access to the detached garage which has power and light.

Contact us: 01453 751661

CHURCHILL ROAD | BRIMSCOMBE

£450,000

 2 |  3 |  2 | EPC Pending

- Detached bungalow
- Enviaible position
- Valley views
- Two receptions
- Ensuite bathrooms
- Landscaped gardens
- Ample parking and detached garage
- Video tour available





# The Brigands, Churchill Road, Brimscombe, Stroud, Gloucestershire, GL5 2UB

**A well presented, light and airy detached bungalow with three double bedrooms located in this most enviable elevated position with views across the Brimscombe valley and beyond. Two separate reception rooms and two ensuites.**

**Mature landscaped gardens, detached garage and ample parking.**

The accommodation briefly consists sitting room with patio doors, dining room, kitchen with pantry, three double bedrooms, ensuite bathroom and 'Jack & Jill' style shower room. The sitting room has wide patio doors over looking the gardens and valley beyond. French doors in both the dining room and bedroom two open onto the decked balconies. The balconies are of particular note giving the potential purchasers somewhere to sit and enjoy the breathtaking outlook and garden. The attic room has been partially boarded for storage. The property benefits from double glazing and gas fired central heating.

The generous gardens have been lovingly tended and include an array of mature shrub borders, raised flower beds and seating areas. The block paved driveway provides off road parking and access to the detached garage which has power and light .

## Amenities

There are two very popular primary schools nearby - (Brimscome and Thrupp Primary Schools) and a secondary school at Eastcombe some 2 miles away. Minchinhampton is within easy reach as is the extensive National Trust common land and its golf course. A bus service connects with Stroud. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants, and bistros. There are first class schools catering for all grades and age groups. Good access to the M5 Motorway brings the larger cities of Gloucester, Cheltenham, and Bristol within easy commuting distance.

### Hall 5.41m (17'9") x 0.94m (3'1")

Double glazed door to front. Wall light points.

### Sitting Room 4.3m (14'1") x 4.2m (13'9")

Double glazed patio doors to rear taking advantage of the valley views, coving, wall light points, living flame gas fire, radiator and television point.

### Dining Room 3.57m (11'9") x 3m (9'10")

Double glazed French doors opening out onto the decked balcony, double glazed window to side, coving and radiator.

### Kitchen 3.5m (11'6") x 2.75m (9'0")

Double glazed window to front, double glazed window to side, range of fitted base units complemented with contrasting work surfaces over, stainless steel single drainer sink unit with mixer tap and additional water softener outlet, part tiled walls, Rangemaster Professional Delux cooker with 5 ring gas hob with electric fan ovens, double filter hood over, plumbed in AEG washer/dryer machine, plumbed in Zanussi dishwasher and space for fridge/freezer. Fitted pantry cupboard.

### Inner Hall

Coving, access to loft space via a fitted loft ladder. (The loft is insulated and partially boarded). Airing cupboard housing a Worcester Bosch combination boiler and radiator. Radiator.

### Bedroom One 3.67m (12'0") x 3.63m (11'11")

Double glazed window to rear, coving and radiator. Door to the ensuite.

### Ensuite Bathroom 3.56m (11'8") x 1.84m (6'0")

Double glazed window to rear, double glazed window to side, extractor, suite consists bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls.

### Bedroom Two 4.32m (14'2") x 3.4m (11'2")

Double glazed French doors opening out onto the balcony, double glazed window to side, coving, radiator, television point and telephone point.

### Bedroom Three 3.05m (10'0") x 2.2m (7'3")

Double glazed window to side, coving, radiator and door to the 'Jack and Jill' style shower room.

### Shower Room 2.1m (6'11") x 2.08m (6'10")

Double glazed window to front, extractor and heated ceiling light. Walk in double shower cubicle, low level WC with concealed cistern, wash hand basin set within vanity unit, tiled splash backs and heated towel rail.

## Outside

### Front

Approached via a block paved driveway which provides ample off road parking and access to the detached garage. Steps lead down to the front door with pathways radiating around both sides of the property. Outdoor courtesy and security lighting. Raised flower and shrub borders. Outside tap.

### Detached Garage 5.57m (18'3") x 3.4m (11'2")

Up and over electric door, window to side, power and light.

### Rear

Timber decked balcony with stunning views, patio/seating areas, tiered and sloping mature flower and shrub beds and borders, further raised flower beds, outside light and under balcony storage space.

### Agents Note

The property benefits from planning permission to extend and link the decked balconies. Further details can be obtained from our office.

### Selling Agents

Fine & Country  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP

01453 751661  
fineandcountry.com

### Local Authority

Stroud District Council - Band D

### Directions

Sat NAV use: GL5 2UB

From our offices in Stroud proceed along the A419 in the direction of Cirencester. After a few miles take the left hand turning into Toadsmoor Road, signposted to Bisley and Eastcombe, then immediately right on to Churchill Road. Proceed up the Lane towards the end where you will find the property on the left hand side

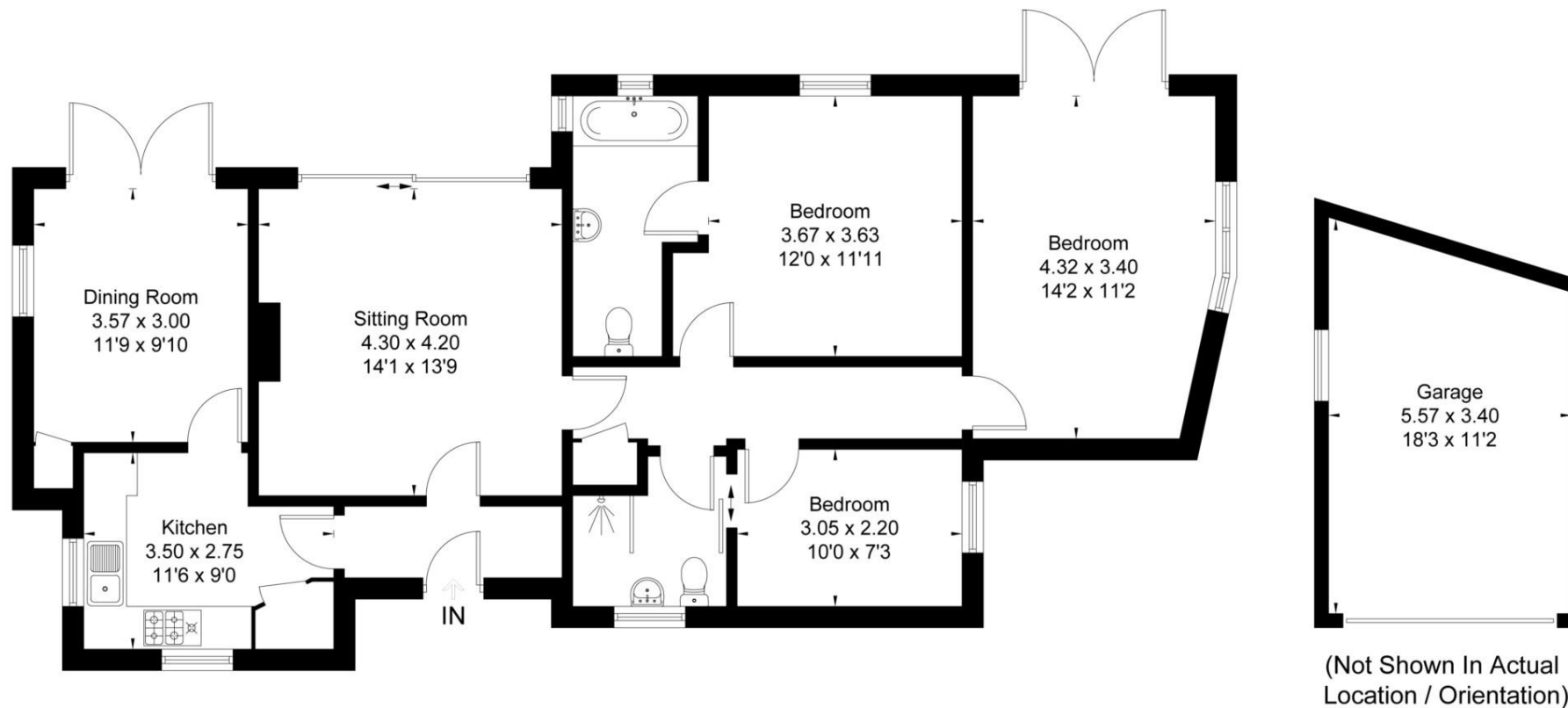
### EPC

D (67)

Approximate Area = 100 sq m / 1076 sq ft

Garage = 17.1 sq m / 184 sq ft

Total = 117.1 sq m / 1260 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents cannot be responsible for any inaccuracy.



