

# Brentham

 4  2  3

Price - £775,000



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# Brentham, Cheltenham Road, Pitchcombe, Stroud, Gloucestershire, GL6 6LZ

**A generous four bedroom detached 1930`s home set within roughly half an acre of established grounds with south facing, picturesque countryside views. Detached Home Office/Gym/Sauna. The driveway provides ample off road parking and access to the double garage.**

## Entrance Hall

Double glazed door to front, with double glazed side panel, stairs to first floor, under stairs cupboard and laminated flooring.

## Living Room 4.55m (14'11") x 4.22m (13'10")

Double glazed window to front, coving, picture rail, fire place with living flame gas fire, radiator and television point.

## Sitting Room 4.57m (15'0") x 3.96m (13'0")

Double glazed window to front, coving, picture rail, fire place, radiator and laminated flooring.

## Combined kitchen/Dining/Conservatory 6.1m (20'0") x 3.81m (12'6")

Double glazed windows to sides, double glazed French doors to front, two double glazed velux style windows, range of fitted wall and base units complemented with contrasting roll edged work surfaces over, single drainer sink unit with mixer tap, additional hose tap, space for Rangemaster cooker, double width filter hood over, plumbing for dishwasher and space for fridge/freezer. Tiled floor.

## Dining/Family Room 3.33m (10'11") x 3.05m (10'0")

Double glazed patio doors to rear, coving and radiator.

## Utility/Storage Room

Two windows to side, fitted wall units and wall mounted boiler.

## Study/Utility 3.35m (11'0") x 1.83m (6'0")

Double glazed door to rear, double glazed window to rear, coving, plumbing for washing machine, space for tumble dryer and freezer.

## Downstairs Shower Room

Extractor, coving, shower cubicle, low level WC and wash hand basin. Part tiled walls and laminated flooring.

## First Floor

### Landing

Access to loft and storage cupboard.

## Bedroom One 4.55m (14'11") x 4.25m (13'11")

Double glazed window to front and recessed down lighting. Radiator.

## En-Suite Shower

Extractor, recessed down lighting, shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls and tiled floor.

## Bedroom Two 3.94m (12'11") x 3.25m (10'8")

Double glazed window to front, double glazed window to side, picture rail and radiator.

## En-suite W/C

Double glazed window to rear, low level WC, wash hand basin set within vanity unit, radiator and tiled floor.

## Bedroom Three 3.35m (11'0") x 3.18m (10'5")

Double glazed window to rear, picture rail, built in double wardrobe and radiator.

## Bedroom Four

Double glazed window to front, picture rail and radiator.

## Bathroom

Double glazed window to rear, bath with electric shower over, low level WC, wash hand basin set within vanity unit, chrome heated towel rail, tiled walls and tiled floor.

## Separate WC

Double glazed window to rear, low level WC, tiled walls and tiled floor.

## Outside

## Detached Home Office/Gym 4.57m (15'0") x 3.81m (12'6")

Very useful and adaptable space which would suit many uses. Sauna with separate shower room. Useful storage area above with separate entrance.

## Detached Double Garage 5.16m (16'11") x 5.16m (16'11")

Up and over door, door to side and window to side.

## Grounds

The property is set in roughly half an acre of established grounds, commanding beautiful south facing open countryside and woodland views. There is a driveway providing ample parking for several vehicles and in turn providing access to the detached double garage. The gardens are laid mainly to lawn, with a number of strategically positioned seating terraces to take in the views and gardens at different times of the day. There are foot paths and mature shrub borders.

## Selling Agent

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## Local Authority

Stroud District Council - Band G

## Directions

For SAT NAV use: GL6 6LZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

# Cheltenham Road, Pitchcombe, Stroud, GL6

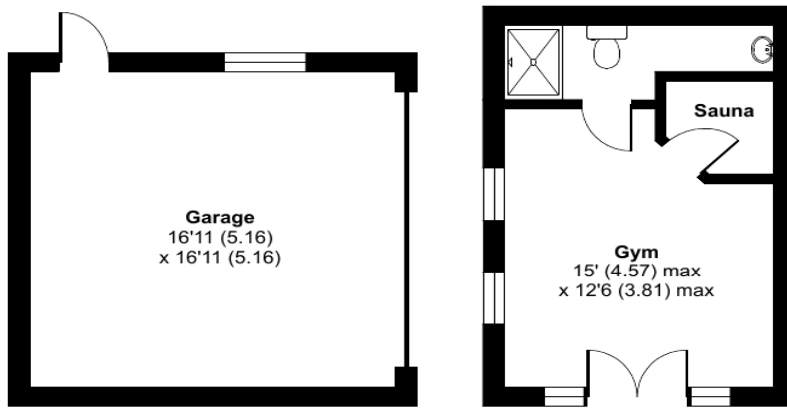
Approximate Area = 1995 sq ft / 185.3 sq m

Garage = 289 sq ft / 26.8 sq m

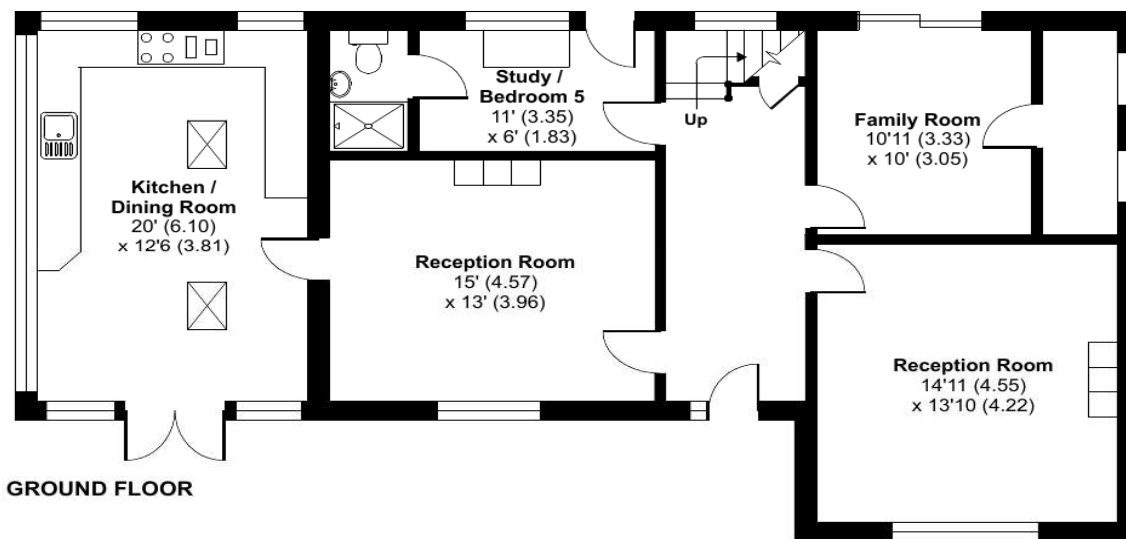
Outbuilding = 243 sq ft / 22.5 sq m

Total = 2527 sq ft / 234.7 sq m

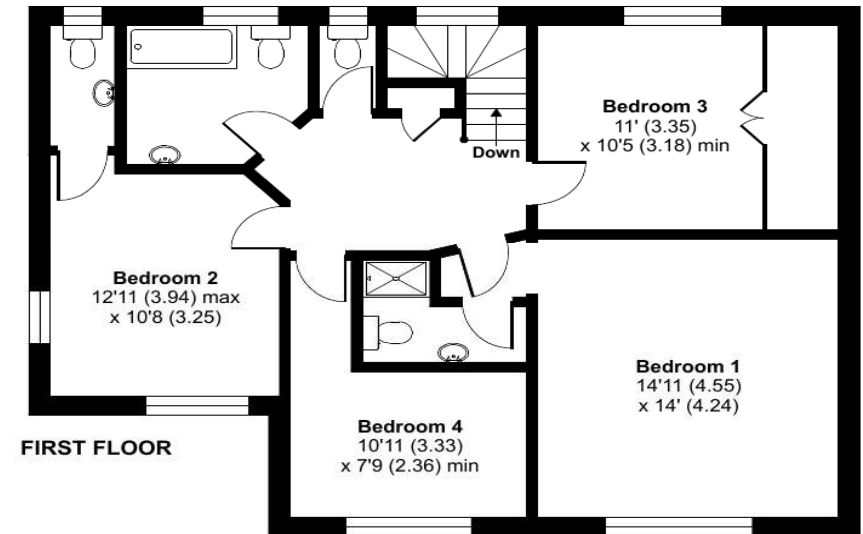
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2023.  
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