

Pound Cottage

Brimpsfield, Gloucestershire





A charming double-fronted Cotswold stone village cottage with lovely walled gardens and rural views.

Cheltenham 8.8 miles, Stroud 10 miles, Cirencester 10.5 miles, Gloucester 10.8 miles, Swindon 34 miles
Bristol 45 miles and Birmingham 69 miles (all distances and times are approximate)



Summary of accommodation

Main House

Ground floor: Entrance hall | Kitchen | Dining room | Sitting room | Snug | Boot and utility room | Bedroom | Shower room

First floor: Bedroom with ensuite shower room | Bedroom with dressing room | Bedroom | Bathroom

Outside

Garden | Summer house | Garden shed | Single garage with electric door | Parking

Situation

Brimpsfield is a lovely Cotswold village, mere miles to the South of Cheltenham. Set in an elevated position within an Area of Outstanding Natural Beauty, this charming community is surrounded by beautiful landscapes.



It is well known for its walking and riding countryside, some of the best in the area, with the Cotswold Way trail running alongside the village.



Brimpsfield's neighbouring village, Birdlip, is just a mile away; it is well known for its Primary School, with a playgroup and after school club. There are additional primary schools in Miserden and Cranham, with secondary schools including Kings School, Wycliffe College, Cheltenham College, Cheltenham Ladies' College and Dean Close, and there are Grammar schools in Stroud and Gloucester.



There is the Royal George Hotel in Birdlip and Ruby's is a pop-up bar, a short walk away. There are regular events such as the village show and harvest supper - as well as carol singing around the village Christmas tree.



There are local shops and a post office in Miserden, with further shops in Brockworth and at Elkstone there is an electric car charging point, Knead Bakery and Jesse Smith's Butchers and café.



There are padel courts at Elkstone, golf at Painswick Golf Course, racing in Cheltenham and rugby at Gloucester.

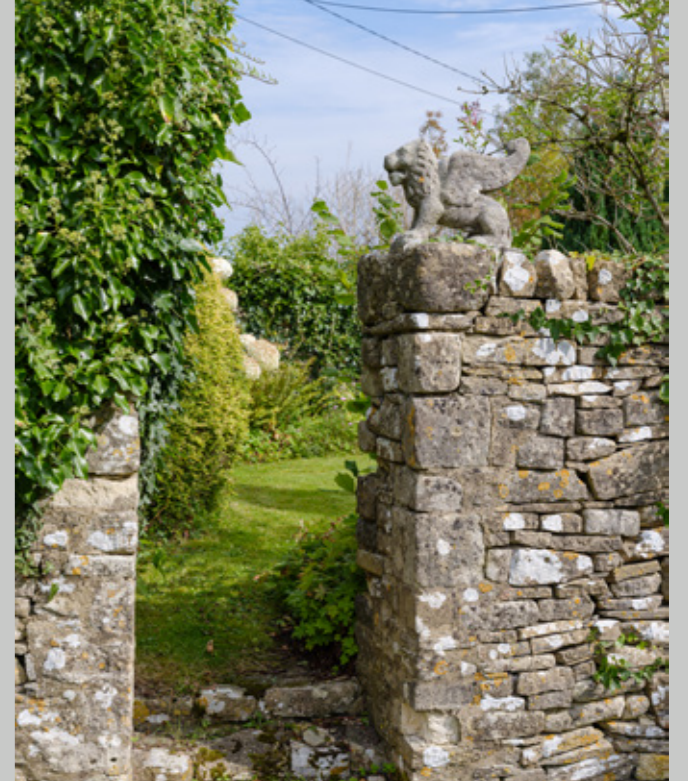


The Property

Pound Cottage is a charming double-fronted house set in beautiful walled gardens looking onto open fields and backing onto pasture, with a view of the church dating back to the 1800s. It benefits from light and spacious accommodation and good ceiling heights throughout.

The ground floor has a welcoming entrance hall, large open plan kitchen/dining room, a sitting room/study with feature fireplace, a snug with wood burning stove and a bedroom leading off it. There is also a downstairs shower room and a utility/boot room which leads to the back door. Upstairs there are three further double bedrooms; one has an ensuite, another has a dressing area and there is also a family bathroom.





Gardens & Grounds

Pound Cottage has a beautiful cottage garden wrapped around the house to three sides. The front is mainly laid to lawn set behind a stone wall and gate onto the lane, beyond that it is open farmland. To the rear is a range of trees, hedging and pretty borders, with views over pasture and towards an attractive Cotswold Church.

There is a substantial detached garden room with mains electricity, an additional shed and a detached single garage with an electric door and parking for three cars.

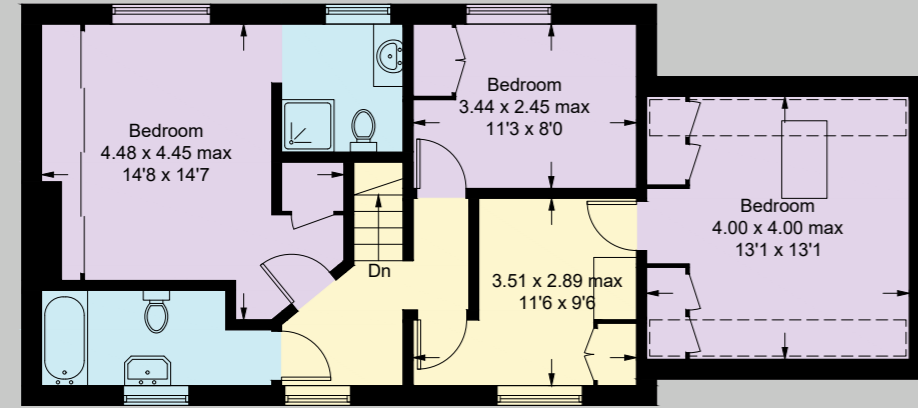
FLOOR PLAN

Approximate Gross Internal Floor Area

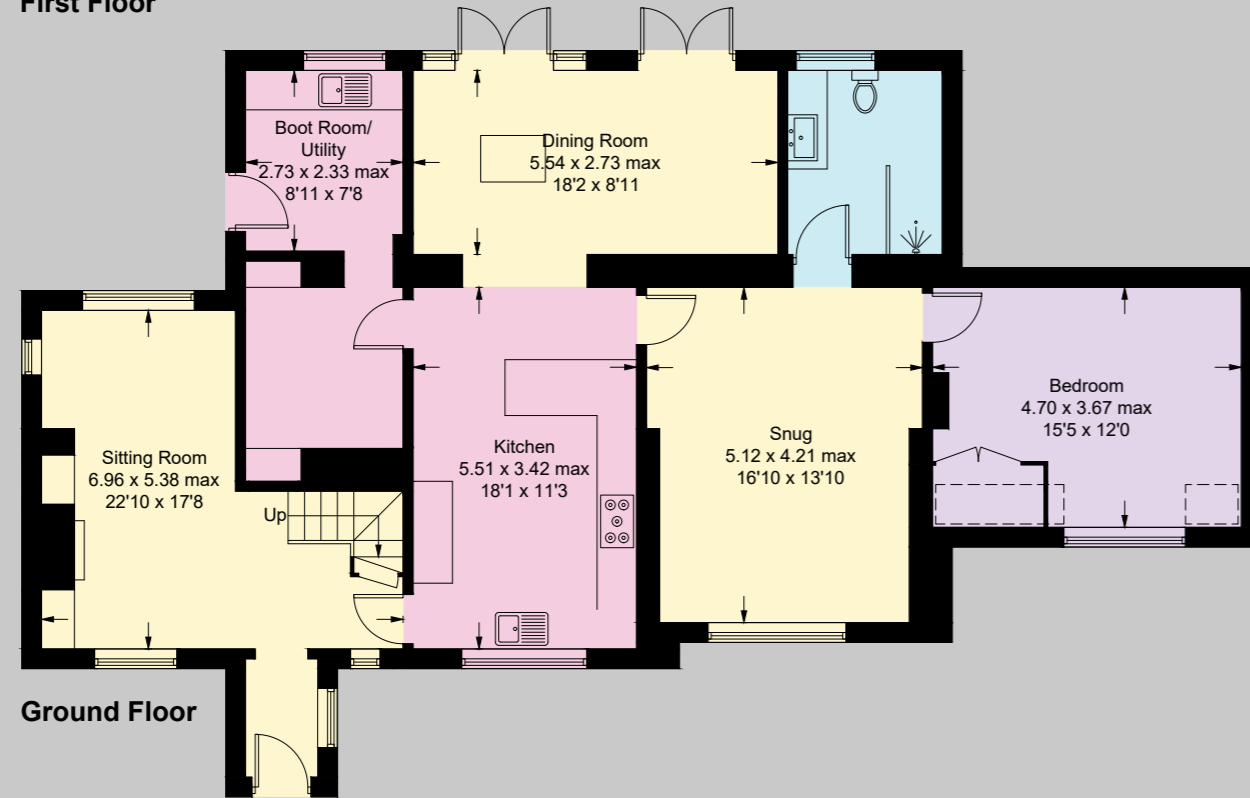
Main House: 192.8 sq m / 2,075sq ft

Outbuildings: 25.4 sq m / 273 sq ft

Total: 218.2 sq m / 2,348 sq ft



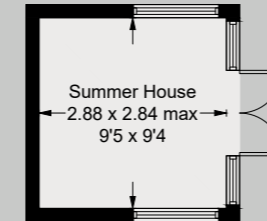
First Floor



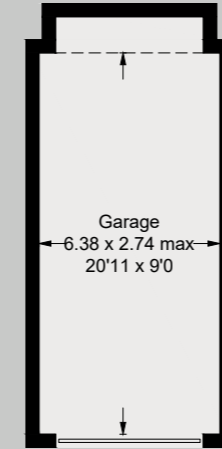
Ground Floor



= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



PROPERTY INFORMATION

Property Information

Services:

Mains electricity, water and gas, septic tank.

Tenure:

Freehold

Local Authority:

Cotswold District Council

Council Tax:

Band G

EPC:

TBC

Postcode:

GL4 8LD

What3Words:

///vessel.huddled.libraries

Guide Price

£875,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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