

# Chestnut Cottage

Pitchcombe, Stroud





# A beautiful three bedroom Grade II listed Cotswold cottage in this very picturesque and virtually unaltered village of Pitchcombe with beautiful gardens and stunning views.

Painswick 1.9 miles | Stroud/Stroud station 2.3 miles (London Paddington 90 minutes) | M5 JCT 12 6 miles  
Cheltenham 12 miles | Cirencester 15 miles | Kemble station 15 miles (London Paddington 75 minutes)  
(All distances are approximate).



## Summary of accommodation

### Main House

**Ground floor:** Kitchen | Sitting room | Dining room | Conservatory | Utility room | WC

**First floor:** Three bedrooms | Shower room | Bathroom

**Second floor:** Studio | Study | Storage/loft space

### Outside

Garden | Garden store | Parking for several cars | Barn style garage



## Situation

Times and distances are approximate.



Painswick general store and pharmacy, Stroud Waitrose and an award-winning Saturday Farmers Market.



The Falcon, The Oak, and Painswick House Hotel in Painswick and Edgemoor Inn which is a popular Gastro pub.



Stroud station 4 miles (London Paddington 90 minutes), Cheltenham Spa station 11 miles, Kemble station 17 miles (London Paddington 75 minutes).



M5 junction 12 6 miles.



Croft Primary, Painswick, Stroud High School (girls), Marlin (boys), Archway School Wycliffe independent. Beaudesert Park School, Dean Close, Cheltenham Ladies College, Cheltenham College and The King's School in Gloucester.



The surrounding countryside has many footpaths and bridleways, providing a wide range of walking and riding opportunities.



Cheltenham and Bath. Polo at Cirencester and Westonbirt.



Cotswold Water Park



Gloucester, Bristol and Bath.



Painswick Beacon and Minchinhampton.





## The Property

Chestnut Cottage is a charming Grade II Listed Cotswold stone-built cottage which occupies a prime position overlooking the Pitchcombe valley set on this quiet lane, opposite the property is open fields and a pretty wooded valley. The cottage displays a wealth of character and charm both internally and externally boasting deceptively spacious accommodation good ceiling heights extending in all to circa to 2520 sq ft arranged over three floors. Many of the principal rooms have views over the neighbouring valley and beautiful gardens, as well having double aspect allowing light to flood in.





## Gardens and Grounds

The property is approached from the lane, and accessed from the rear is a five-bar gate up a gravel driveway and levels out for parking for many cars and a turning circle. The drive belongs to Chestnut Cottage but also allows access at the bottom to the neighbour's property. There is a large barn style single garage with electric door. The gardens are a particular feature of the property with a very private feel yet open to the views that surround. Laid mostly to level lawn with a raised patio, the garden has mature shrub borders and trees. There is a well laid out vegetable garden and a hidden area with a wood store potting shed and compost bins.

## Property Information

**Tenure:** Freehold.

**Services:** Mains drainage, electricity and water.  
Gas heating.

**Local Authority:** Stroud District Council

**Council Tax:** G

**EPC:** TBC

**Postcode:**  
GL6 6LW

**What Three Words:**

Front of cottage: [//trinkets.bids.episodes](#)  
Drive entrance: [//direction.coverings.slowly](#)

**Guide Price:**  
£1,050,000

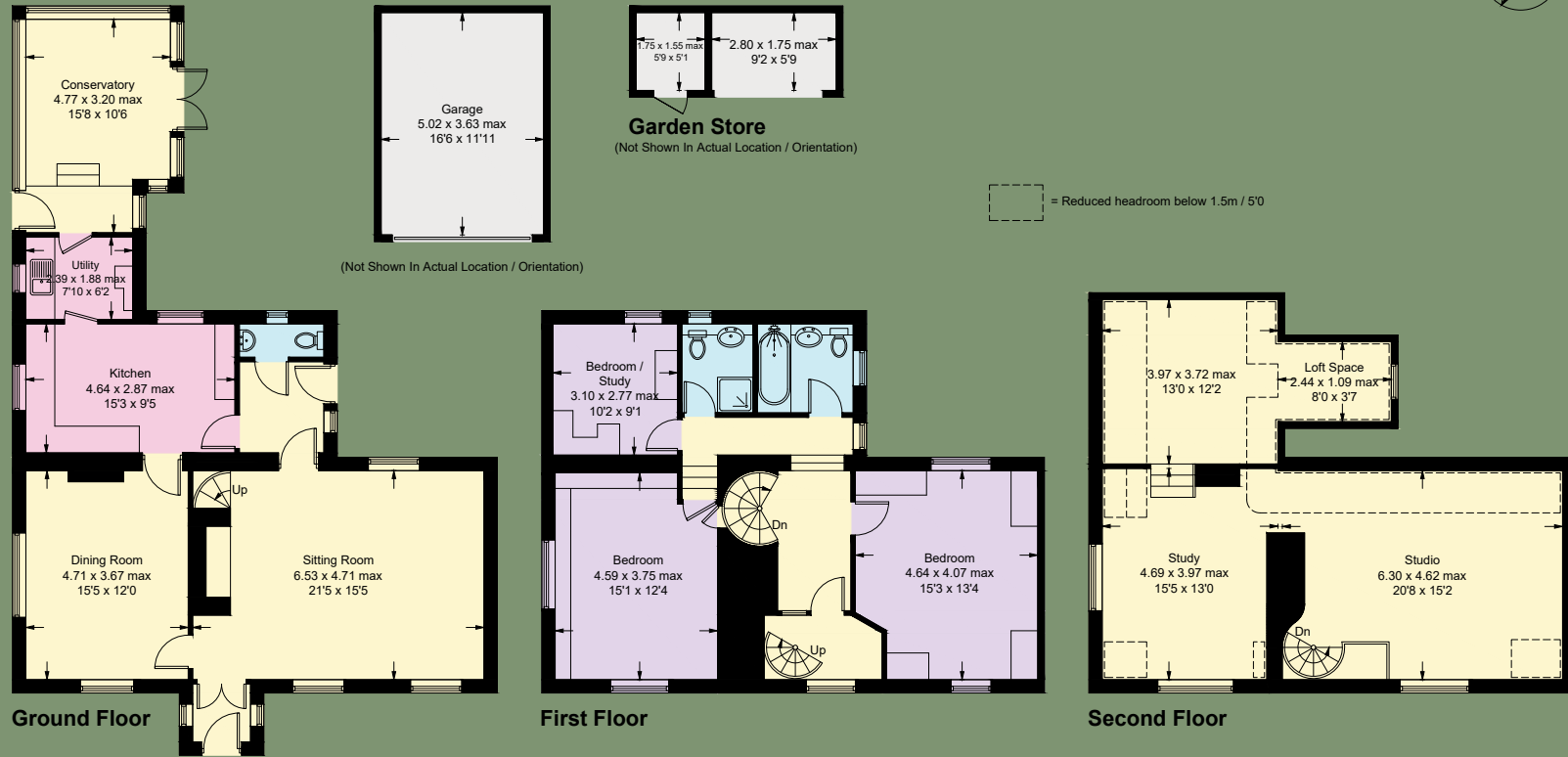
**Viewings:**

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



Approximate Gross Internal Floor Area  
 Main House: 234.1 sq.m / 2,520 sq.ft  
 Garage/Outbuilding: 25.9 sq.m / 279 sq.ft  
 Total Area: 260 sq.m / 2,799 sq.ft

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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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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