




THE FIRS


Far Wells Road, Bisley, Stroud, Gloucestershire




THE FIRS BISLEY

The elegant Victorian Cotswold five bedroom house, set in this highly desirable village with stunning gardens and beautiful far-reaching views.


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EPC

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Local Authority: Stroud District Council Council Tax band: G Tenure: Freehold

Services: Mains electricity, water and waste. Gas central heating

Directions: What3Words: ///dubbing.spurten.dumpy

Distances: Minchinhampton 3 miles | Stroud. 4.5 miles | Tetbury 8 miles | Cirencester 10 miles | Kemble Station 10 miles
Cheltenham 13 miles | Bristol 36 miles (all distances are approximate).

Guide Price: £1,175,000



THE PROPERTY

The Firs is a beautiful Victorian house located on a quiet lane in this desirable, well-served Cotswold village. The present owners have extended it, offering stylish modern comfort with valley views.

The house spans three floors and features light, spacious, and well-proportioned family living with high ceilings. The ground floor features two reception rooms with period details, an open-plan kitchen and living area with a circular skylight, and direct access to the garden. There is also a study/boot room, entrance hall, and cloakroom.

Upstairs, the principal bedroom has built-in wardrobes and an en suite. Three more bedrooms and a family bathroom provide ample space. The top floor features a spacious fifth bedroom with ample storage. The property has been recently redecorated.





SITUATION

Bisley is a picturesque Cotswold village east of Stroud, renowned for its historic stone houses and vibrant community. The village offers a range of amenities, including a church, two traditional pubs, and a primary school. The King George V playing fields and Bisley Playgroup are just a short walk away. Additional conveniences include the renowned 'Green Shop' and Bisley Farm Shop. The village hall and sports pavilion host a variety of clubs and activities.

There are many local, well-regarded schools, as well as a popular primary school. Thomas Keble Secondary School is a five-minute drive away. Schools in the area include Beaudesert Park, Wycliffe, Cheltenham Ladies' College, Cheltenham College, Westonbirt School, Marling School, and Pate's Grammar School, to name a few.

Minchinhampton Golf Club is 3 miles away and has three courses. Direct from the property, there are excellent walking routes. Scenic routes provide access to Cheltenham and Gloucester, while mainline railway stations at Stroud (4.4 miles away) and Kemble (10 miles away) offer direct links to London Paddington. Junction 13 of the M5 is about 6 miles away, making Bristol and Birmingham accessible. Central London,

Minchinhampton, Nailsworth, and Tetbury offer a wide selection of unique shops; a delicatessen, florists and craft shops along with restaurants and supermarkets.

More extensive shopping and recreational facilities can be found in Stroud (Waitrose and a local, famous farmers' market on Saturdays), Cirencester (Waitrose), Tetbury, and Cheltenham.



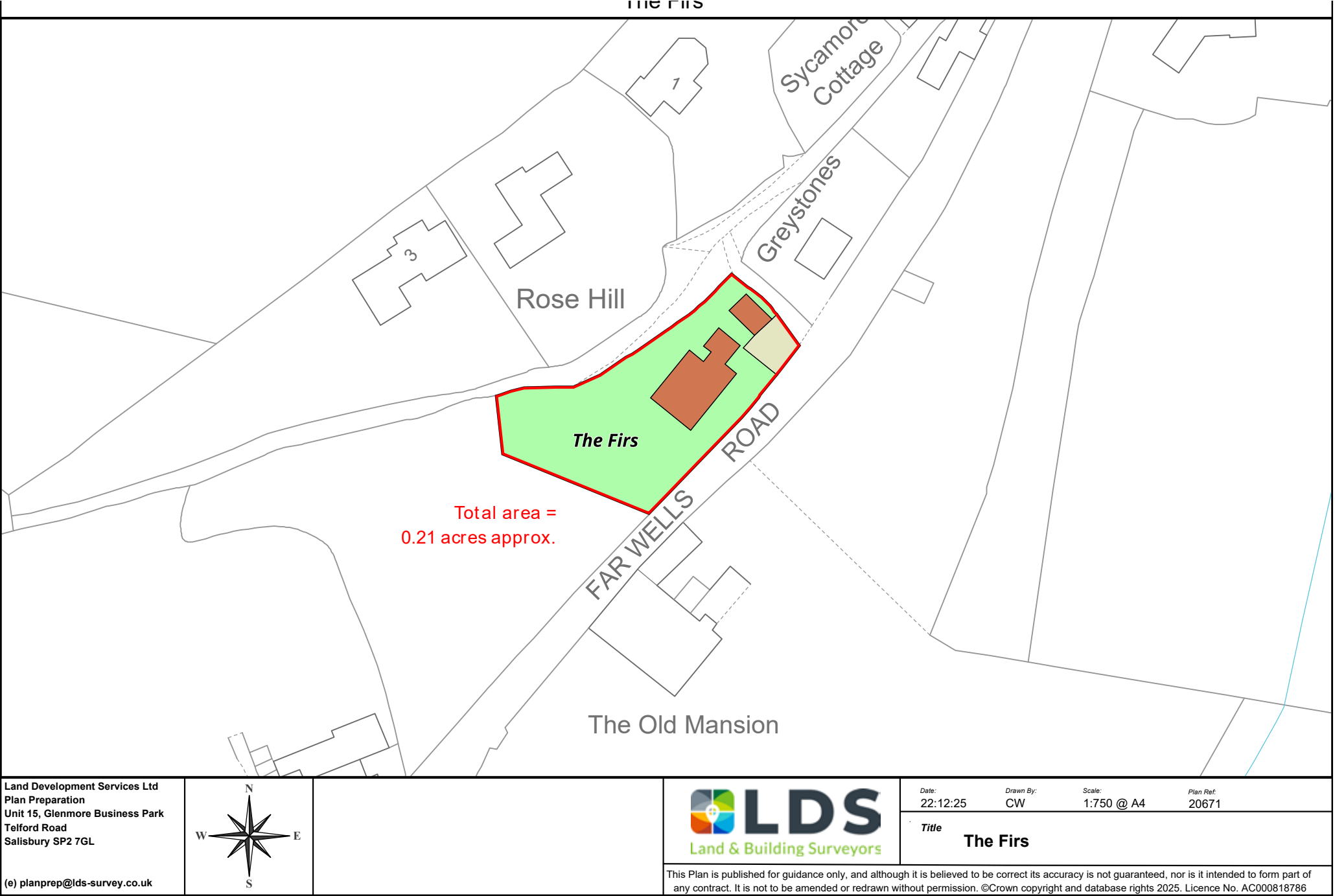


GARDENS AND GROUNDS

Beautifully landscaped terraced grounds compliment this private, tranquil setting offering beautiful far reaching views. The gardens, which extend directly from the open-plan living area through full-width sliding doors, create a seamless inside/outside living experience.

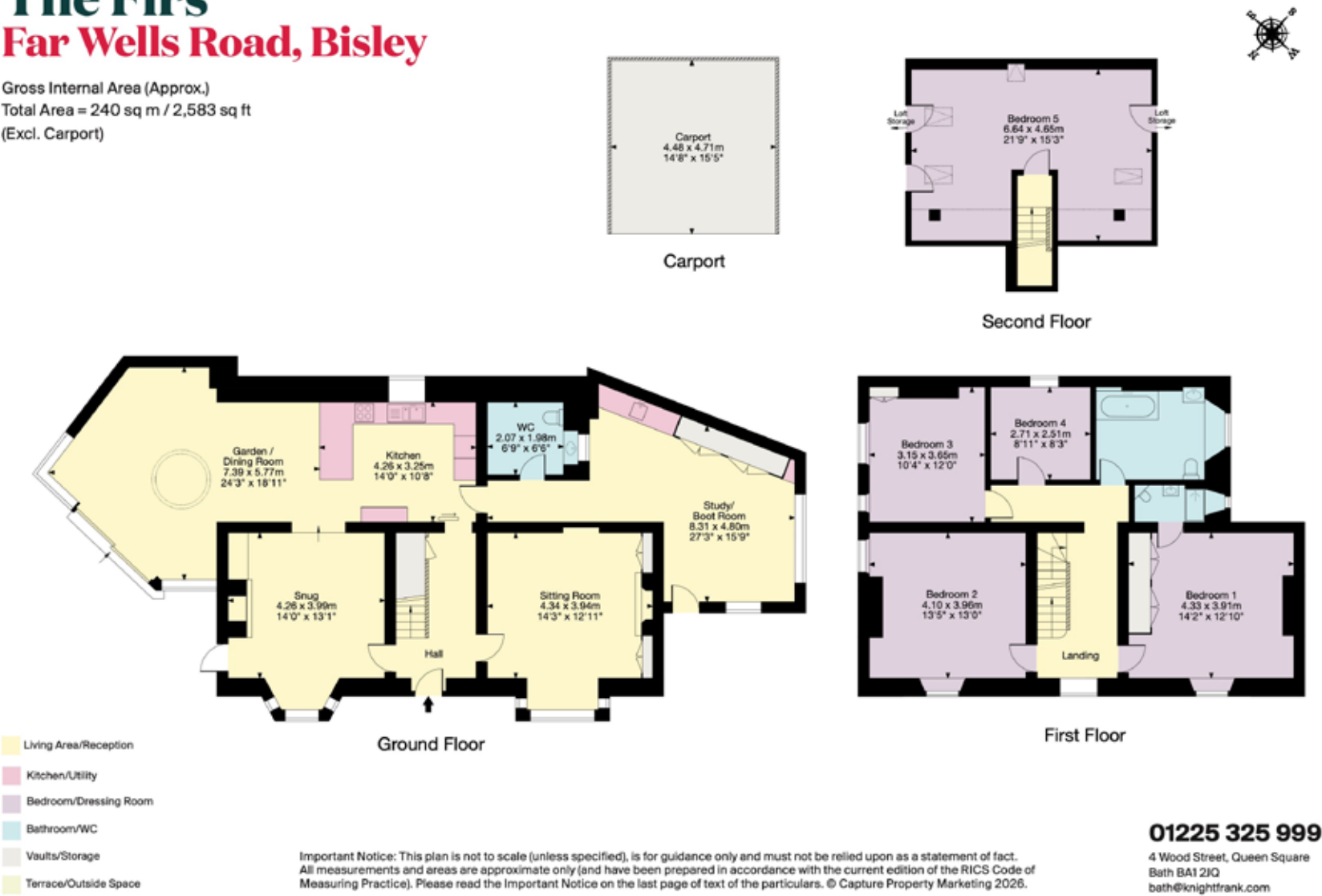
The gardens wrap around the house, with various paved paths leading to well-stocked mature borders and a charming spring-fed ornamental pond near the front door.

Additional features include off-road parking and a carport, with existing planning permission in place for a Cotswold stone garage with an annexe above, thoughtfully designed by Miller Howard Workshop.



The Firs
Far Wells Road, Bisley

Gross Internal Area (Approx.)
Total Area = 240 sq m / 2,583 sq ft
(Excl. Carport)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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