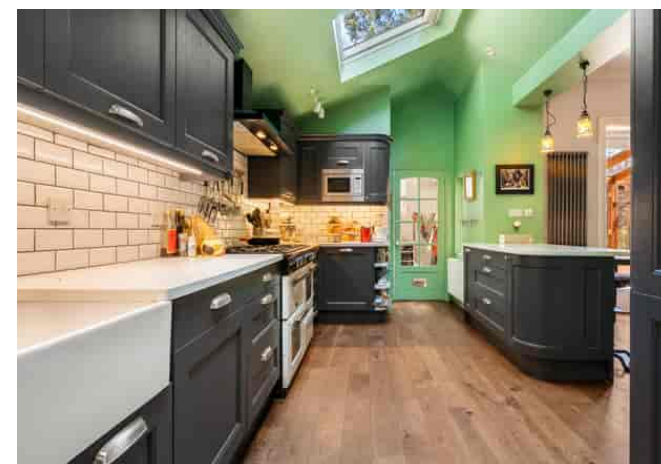




The Highlands, The Bourne, Brimscombe, Stroud, Gloucestershire, GL5 2TS
£795,000



The Highlands, The Bourne, Brimscombe, Stroud, Gloucestershire, GL5 2TS

A handsome semi-detached Victorian house in a lovely elevated spot at The Bourne, Brimscombe with over 1700 sq. ft. of well presented, characterful living space, parking for four cars, a super garden with just under quarter of an acre plot in total and sweeping views out over the Golden Valley.

ENTRANCE HALL, 17' SITTING ROOM WITH BAY WINDOW AND FIREPLACE, 24' FAMILY ROOM WITH CONNECTING 18' KITCHEN, UTILITY ROOM/W.C, CONSERVATORY, FOUR BEDROOMS, BATHROOM AND SHOWER ROOM, PARKING AND LOVELY GARDENS, WITH A TOTAL PLOT OF 0.231 ACRES



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

The Highlands is a substantial semi-detached Victorian villa situated in an elevated spot a few miles east of Stroud centre at Brimscombe. This location, high on the sunny side of the Golden Valley, enjoys a superb outlook over woodland and countryside, but is also wonderfully practical. Several well regarded schools are within easy reach, with canal-side walks just across the road. Charlea Gardens, three acres of community owned land, is right on the doorstep to the side and below the house- a brilliant space to meet friends and neighbours, and for children to play. Accessed from Highlands back garden gate is a Gloucestershire Wildlife nature reserve Blackness Banks with beautiful walks. High ceilings, generous rooms and an imposing façade - this is Victorian architecture at its finest. The property has been sympathetically renovated and improved during the current owner's tenure, with tastefully presented accommodation arranged over three floors. On the ground floor, you'll find an entrance hall, 17' sitting room, conservatory, utility room with W.C, and a 24' family room that connects to an 18' kitchen. Together, these two rooms work as the hub of the house, the ideal space for families to congregate and just perfect for modern life. On the first floor, a landing serves three bedrooms and a bathroom, with a further double bedroom and bathroom at the top of the house, on the second floor. There is character and interest everywhere you look, and most windows take in the view across and along the valley.

Outside

The interior is complemented by a lovely landscaped garden and parking for four cars with provision for EV charging, with a total plot size of 0.231 acres. The parking area is at the front, with a few steps up to the property, which can also be accessed via the front gate. The garden is mostly set to the side, and has been thoughtfully landscaped. There is a large paved area with French open grill and wood store on the lower level. Steps lead up to the garden past a level lawn area, surrounded by mature planting. Behind the house is a kitchen garden with raised beds and two useful sheds and an 18' workshop is above. A real feature is the generous entertainment veranda towards the top of the garden, with woodburning stove and bar area. This is a first class space to entertain or simply relax year round, plenty of space for seating both under cover or al fresco on the decking with a sweeping view over the Golden Valley.

Location

The property is close to Charlea Gardens - three acres of community owned land, which is now a lovely natural space including habitats, livestock clubs, a pond, meeting space and adventure play trail for children to explore nature. It is access from the lane in front of the house and from the footpath directly from the top garden gate at the rear of the house. Amenities at Brimscombe include a post office, general store and a good primary school, with other well regarded schools nearby at Chalford, Eastcombe, Bussage and Thrupp. Stroud town is approximately 2 miles distant with a wider range of shops and amenities, community and primary schooling, a leisure and sports centre, award winning weekly farmers market, and a main line railway station, with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (18 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud take the A419 London Road towards Cirencester. After a couple of miles you will pass the turning for Toadsmoor Hill on your left. Continue, passing the layby on the left, and then turn left immediately after Ali's Kitchen restaurant, on your left. Continue to the top of this lane and bear right. The property can be found a little way along on the left.

Property information

The property is freehold. Gas fired central heating, mains electricity drainage and water. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast broadband. You are likely to have service from the main service providers, EE, Three, O2 and Vodafone.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



The Highlands, GL5 2TS

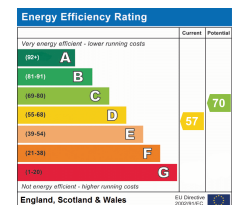
Approximate Gross Internal Area = 164.8 sq m / 1774 sq ft

Outbuildings = 33.4 sq m / 359 sq ft

Total = 198.2 sq m / 2133 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1327085)



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.