1 The Laurels Eastcombe, Gloucestershire, GL6 7DN

Guide Price £665,000

PETER JOY

Sales & Lettings

1 The Laurels Eastcombe, Gloucestershire, GL6 7DN

A handsome extended Cotswold stone property in a prime position in the heart of Eastcombe village with versatile accommodation, character features, a garage and parking and good gardens with a superb outlook, available with no onward chain

ENTRANCE HALL, 15' SITTING ROOM, 15' DINING ROOM, 16' KITCHEN, UTILITY ROOM, CLOAKROOM/W.C, THREE BEDROOMS IN THE MAIN HOUSE, FOURTH BEDROOM ABOVE THE GARAGE, DRESSING ROOM, SEPARATE W.C, DARKROOM/STUDY, GARAGE, PARKING AND GOOD GARDENS TO FRONT AND SIDE.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA t: 01453 766333 Email: stroud@peterjoy.co.uk

Description

1 The Laurels is a handsome attached period property in a superb location in the heart of Eastcombe. This location is very much part of the thriving village community, with a good pub, village post office/store and two well regarded schools within easy reach and country walks just up the road. The property is built using traditional methods from dressed Cotswold stone and has been the subject of extension in the past, with spacious, character accommodation arranged over two floors.

An entrance hall with tiled floor, 15' sitting room, 15' dining room, 16' kitchen/breakfast room with Aga, utility room and cloakroom/W.c are on the ground floor. A landing, three bedrooms, one with a dressing room/study and a bathroom are above, on the first floor. In addition, there is a further living space above the garage. This versatile area comprises study/bedroom, cloakroom/W.c and a smaller room, and would be ideal as a work from home space or as annexe for a teenager or dependant relative. Character features are found throughout the property, with stone mullion windows and hood moulding of particular interest. A first rate property, offered to the market with no onward chain. An appointment to view is highly recommended.

Outside

The property benefits from a gated drive, an integral garage and a generous plot, with gardens set to the front and side. The driveway is at the front, with parking for two to three cars. The garage is accessed at the side of the property. This space measures 16' 4" x 15'2", with an electrically operated roller door, window and pedestrian door to front and power and light. The front garden is level and laid to lawn, with established shrubs and a mature tree. The garden then steps down into the valley through several terraces. The top tier is paved with a pergola over and this that leads to a secluded gravelled seating area with a central stone flanked pond. The lower terraces have clearly been productive growing areas in the past, with a green house and good shed set here too.

Location

Eastcombe is a quintessential cotswold hilltop village set within an Area of Outstanding Natural Beauty between Stroud and Cirencester. The village features a local store/post office, a pub and Thomas Keble Comprehensive School. Scenic routes wind through the charming countryside, offering easy access to the major hubs of Cheltenham, Gloucester, Cirencester and Stroud. Mainline rail services from Stroud and Kemble connect to London Paddington. Stroud also hosts an award-winning Farmers Market every Saturday. The area offers excellent educational facilities, including Eastcombe, Bussage, and Chalford Hill Primary Schools. Local facilities at nearby Bussage include a doctors surgery, general store and primary school. Stroud town is approximately 5 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 our office in Brimscombe continue away from Stroud on the A419, London Road, turn left at the Toadsmoor junction signposted to Eastcombe. Follow the road up onto Vatch Lane and past Toadsmoor Garage and through the traffic lights. Continue up the hill and take the left hand turning into Dr Crouches Road and Eastcombe village. Pass the turning for Wells Road on your left and then pass the school. Continue straight on, passing the Lamb public house and continue along this lane. The property can be found at the end, looking back at you.

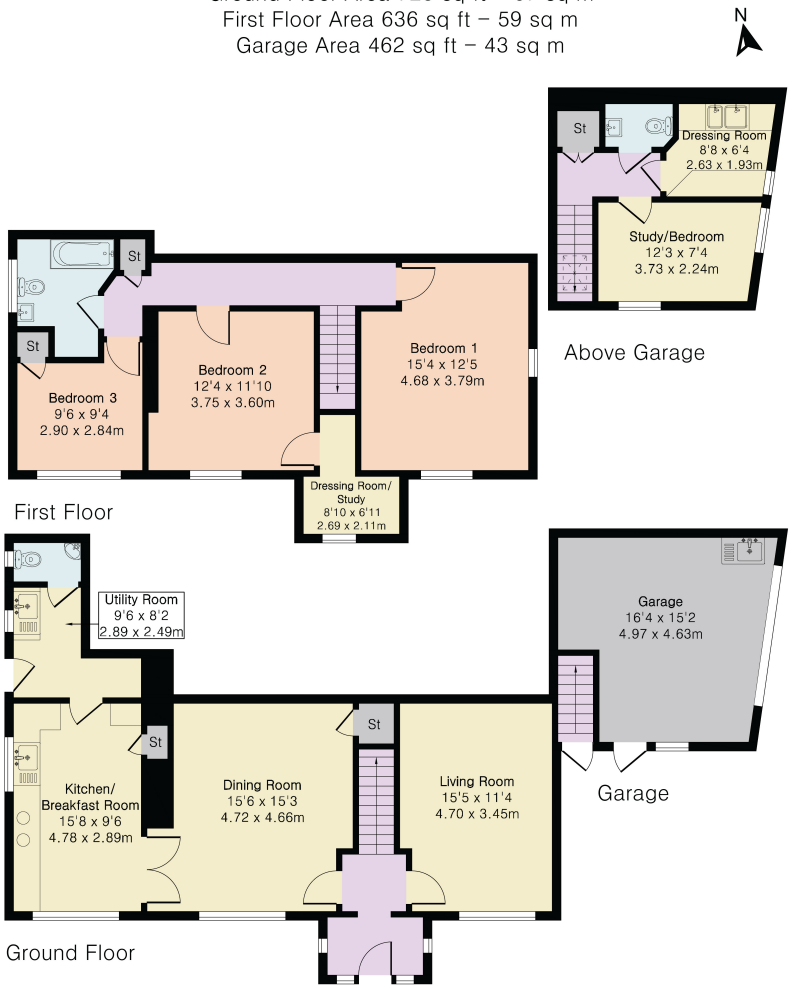
Property information

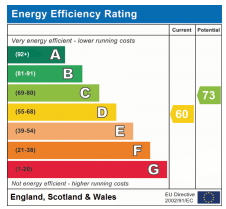
The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & superfast broadband, and you are likely to have variable 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

Approximate Gross Internal Area 1361 sq ft - 126 sq m
(Excluding Garage)
Ground Floor Area 725 sq ft – 67 sq m
First Floor Area 636 sq ft – 59 sq m
Garage Area 462 sq ft – 43 sq m





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.

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