

CHURCH VIEW

— BRIMPSFIELD —



CHURCH VIEW, BRIMPSFIELD, GL4 8LH

Reception Hall · Cloakroom · Sitting Room · Kitchen/Dining Room · Utility · Study · Conservatory
Ground Floor Bedroom Suite · Outstanding Main Bedroom Suite With Two Dressing Rooms & Bathroom
three Further Bedrooms & Shower Room · Substantial Garaging With Studio Room Over
Workshop With Cloakroom · Covered Area With Hot Tub · Gated Entrance To Private Driveway
Lovely Landscaped Grounds of Circa 1/3rd Of An Acre · Far Reaching Views

An outstanding detached house in an unspoiled semi-rural location

Description

Located along a semi-rural lane in the Parish of Brimpsfield, Church View enjoys the absolute best of both worlds with miles of open countryside on the doorstep and excellent access to main communication links to larger towns and major centres.

From the lane, high double electric timber gates add to the feeling of privacy and open up to the generous driveway and substantial garaging.

A wide solid timber door opens up to a splendid reception hall with Kardean flooring, full of light and an impressive space off of which are the main reception rooms and guest bedroom suite.

The sitting room is stunning, a beautifully proportioned room with wide French doors opening to the flagged terrace and window to the rear looking over the landscaped garden and the unspoiled view beyond. A lovely centrepiece in this room is the fireplace with turquoise coloured glazed back tiling and a Gazco gas woodburning stove and 'Auckland Oak' Kardean flooring adds further to the character of the room.

The 'Obsidian' kitchen/breakfast room is top to toe quality with ample space to comfortably fit a large

dining suite. Fitted with an extensive range of sleek, soft close handleless cabinets and wide drawers topped with elegant silestone work surfaces. A range of integrated appliances to include a Neff frost free fridge and freezer, Neff combination oven with microwave and warming drawer, 5 ring gas hob with extractor hood over, dishwasher and Villeroy & Boch Belfast sink with instant hot water tap. A double set of French doors open out to the terrace and very much create the feeling of bringing the outside in. From the kitchen is a good sized utility with space for a washing machine and dryer, beech block work surfaces, fitted sink unit, secondary fridge and freezer unit and a large fitted storage cupboard. From the utility room, a courtesy door leads in to the extensive garaging which has a staircase rising to an excellent studio room, perfect as a large office, gym or to create further guest space.

Set to one end of the reception hall is a very attractive bedroom suite, perfect for guests and a generous double bedroom with modern en-suite bathroom with shower over the bath.

Also off the reception hall is a cloakroom with modern suite and study to the front leading

through to the conservatory, a delightful space that could also be a second study or reading room with door leading out to the garden.

A dog leg staircase rises from the reception hall to the landing off of which is the luxurious principal suite, an exceptionally light and bright space with triple aspect windows overlooking the gardens, fields and countryside beyond, a high vaulted ceiling adding to the feeling of space, fitted wardrobe and two walk in dressing rooms. The en-suite bathroom is fitted with a deep Villeroy & Boch Oberon Quaryl Stone bath with remote control combipool, twin wash hand basins with vanity storage under, double shower cubicle with large rainshower head, mirror with lighting, vertical heated towel rail and window to the front with the most beautiful view over open fields.

There are three further bedrooms off the landing that could be arranged as a suite with two bedrooms and a sitting room or as three bedrooms served by a jack and jill shower room.

The gardens of Church View enjoy a lovely degree of privacy, surrounded as the plot is by open fields and countryside.

The Double Garage – An expansive space that can comfortably house two 4 x 4's, courtesy doors to both the front and rear, electric opening doors and staircase up to the:

Studio Room – An extremely useful room with heating, so useable throughout the seasons and with views to the front and rear.

The Workshop – with power, light, fitted freezer and cloakroom.

Covered Area – With Arctic Spa hot tub.

The rear garden of Church View provides a picturesque setting for the house and has been landscaped and planted to provide colour and interest throughout the year. A generous terrace with ample space for outside furniture for al-fresco entertaining leads on to the expanse of lawn with deep borders planted with an array of flowers and shrubs, raspberry canes and mature trees to include Norwegian Spruce, Weston Red Cedar and Silver Birch.

Location

Brimpsfield is a lovely Cotswold village only 6 miles to the South of Cheltenham. Set within an elevated position within An Area of Outstanding Natural Beauty, this charming village is surrounded by some breathtaking landscape.

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

The adjoining village of Birdlip has a primary school, rated Outstanding, with a playgroup and after-school club, village hall and church in addition to the Royal George Hotel. Whilst distinctively semi-rural, the charm of both Brimpsfield and Birdlip are their close proximity to larger towns, which offer excellent restaurant, recreational and sporting facilities.

Education options in the local area are particularly strong in both the private and state sectors with independent schools including Kings School, Wycliffe College, Beaudesert, Cheltenham College, The Cheltenham Ladies' College and Dean Close whilst there are Grammar schools in Stroud, Gloucester and Cheltenham.



Kemble Station 13miles

(direct trains to London Paddington 75 mins)

Cirencester 9 miles

M4 (Junction 15) 26 miles

Cheltenham 6 miles

All distances and times are approximate







General Information

Tenure: Freehold.

Services and further features: Mains electricity and water. Private drainage. LPG central heating. Auckland Oak Karndean flooring. Monitored alarm system and CCTV. Double glazed windows throughout. Gigaclear full fibre broadband. Underfloor heating in the bathrooms and conservatory.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band D and EPC rating D.



Approximate Gross Internal Area
 Main House = 392 Sq M/4219 Sq Ft
 Outbuilding = 16 Sq M/172 Sq Ft
 Total = 408 Sq M/4319 Sq Ft



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