

Glenmore, Wells Road Eastcombe, Stroud GL6 7EE



Three double bedroom detached house | Two loft rooms with views currently used as a study & fourth bedroom
Fitted kitchen with dining room | Sitting room with log burner
Four piece family bathroom | EPC D

£435,000

Glenmore, Wells Road

Eastcombe, Stroud GL6 7EE



3 Bedrooms



1 Bathrooms



2 Receptions

A delightful detached stone built family home situated in a beautiful location with distant views from most of the property. Parking and integral garage with a separate utility area.

Internally, an entrance hall with downstairs cloakroom, sitting room with views to the garden and across the valley and log burner. Fitted modern kitchen with a wealth of integral appliances, including a Neff double oven and a Bosch integrated dishwasher and opening to a dining room area with patio doors leading to a raised terrace and views.

To the first floor three bedrooms with views and a four piece family bathroom. Stairs lead off the third bedroom into a loft conversion which provides two loft rooms completed before regulations came into place. This is currently used by the owners as a study and fourth bedroom enjoying the views.

Outside to the rear an enclosed garden laid to lawn with good sized shed.

Amenities

Eastcombe is a beautiful hilltop village which benefits from a local village shop with post office and public house- The Lamb Inn. Eastcombe has two Churches, a primary school and the popular Thomas Keble in easy reach.

Stroud is 5 miles away with an award winning Farmers Market being held there every Saturday morning. Stroud has two State Grammar Schools for Boys and Girls and Eastcombe also lies in the catchment area for several Mixed Comprehensive Schools in the area. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 40 minutes away. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol 45 minutes by car.





Directions

From the agents office proceed out of town on the London road and follow through Brimscombe and follow until you see signpost on the left to Bussage and Eastcombe onto Toadsmoor road and follow through the traffic lights. To the top of the hill and the turning on the left into Dr Crouch's Road, follow a short distance and you will see a lane on the left which is Wells Road. This is a narrow lane, follow passing the small crossroads and continue straight ahead where the property is a short distance on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.



Local Authority

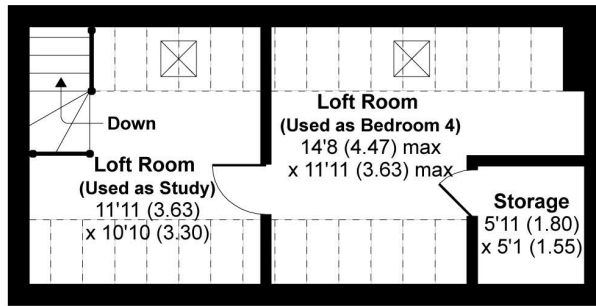
Stroud District Council

REF: 71021101/26310/MJC



Wells Road, Stroud, GL6

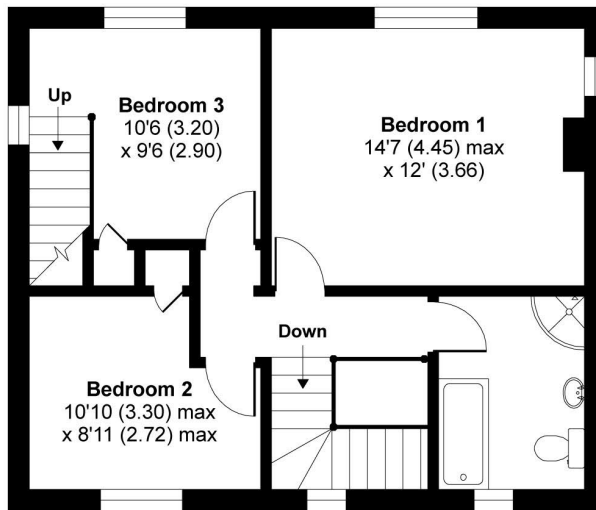
APPROX. GROSS INTERNAL FLOOR AREA 1478 SQ FT 137.3 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE & STORE)



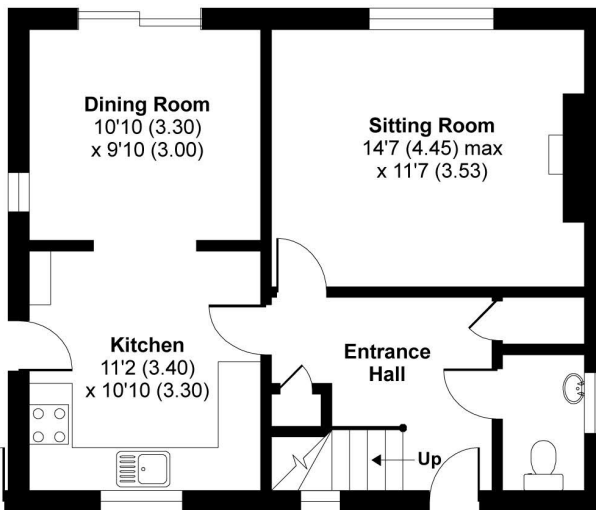
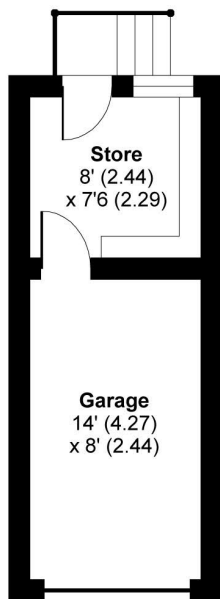
SECOND FLOOR



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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