

# SEVENACRES

THE CAMP  
GLOUCESTERSHIRE



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## Sevenacres, The Camp, Stroud, Gloucestershire, GL6 7EU

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**A BEAUTIFULLY RENOVATED DETACHED AND EXTENDED PERIOD HOME SET IN AN IDYLIC RURAL SETTING BORDERING NATIONAL TRUST LAND, WITH IMPRESSIVE GATED DRIVEWAY AND APPROXIMATELY AN ACRE OF LAND**

**Entrance Hall, Sitting Room, Kitchen/Dining Room, master Bedroom Suite with en-suite Bath/Shower Room and Dressing Room, 3 further bedrooms, family Bathroom, Garage/Barn, Outbuilding, Parking and beautifully landscaped Gardens of approx 0.8 acres**

### **OFFERS IN THE REGION OF £900,000**

#### **LOCATION**

The Camp is a hamlet in the south of Gloucestershire, approximately 10 miles south of Cheltenham and 5 miles north-east of Stroud. It is in the parish of Miserden, a village about 2 miles east of The Camp. The village clusters around two roads: Calf Way and Honeycombe Road. Calf Way is thought to be a Roman road, presumably named for the cattle driven along it. Honeycombe Road leads to Honeycombe Farm, and then on to Miserden.

#### **DIRECTIONS**

From Stroud take the Slad Road, B4070, in the direction of Slad and Birdlip. Pass through the village of Slad and after approximately 1.5 miles you will see a camping site on the left hand side. Immediately after this take the first left where you will find the wrought iron electric gates leading to Sevenacres.

#### **DESCRIPTION**

Sevenacres is set in the most wonderful rural setting at the end of a private gated driveway. The property borders National Trust woodland and overlooks the village of Sheepscombe. It has recently been subject to a complete renovation by the current owners, cleverly blending modern and period living. The grounds of nearly an acre, have also been fully landscaped, creating an impressive and beautiful surround. The property is mainly laid out on one floor with an impressive kitchen/breakfast room, sitting room with log burner and

access to the garden, 3 bedrooms and a family bathroom on one level and then upstairs there is the master bedroom suite with dressing room and stylish en-suite bath/shower room and bedroom. A particular feature of the property is the secure gated driveway sweeping down to the beautifully landscaped gardens. There is a large area of decking, coy carp pond, orchard, outbuilding perfect for a home office or annexe, barn/garage, all bordering the National Trust in a lovely woodland setting.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 62 / Potential 78</b>
<b>SERVICES</b>	<b>Oil fired central heating. Septic tank drainage. Mains water and electric are believed to be connected to the property.</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property</b>

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

#### **SUBJECT TO CONTRACT**

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller; 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with; 3] that any measurements, areas, distances and/or quantities are correct; 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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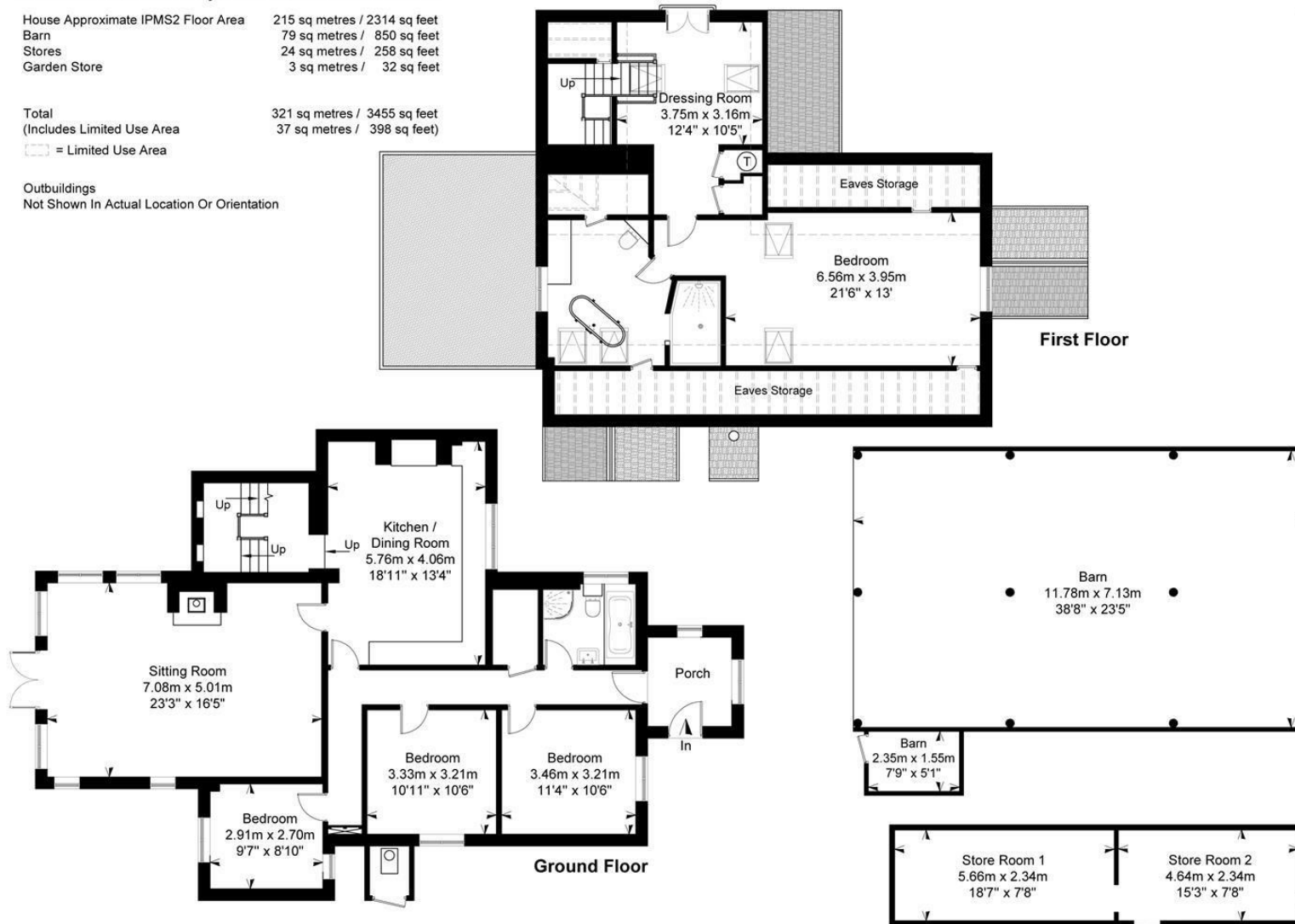
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House Approximate IPMS2 Floor Area 215 sq metres / 2314 sq feet  
 Barn 79 sq metres / 850 sq feet  
 Stores 24 sq metres / 258 sq feet  
 Garden Store 3 sq metres / 32 sq feet

Total 321 sq metres / 3455 sq feet  
 (Includes Limited Use Area 37 sq metres / 398 sq feet)

 = Limited Use Area

Outbuildings  
 Not Shown In Actual Location Or Orientation



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