



IVY COTTAGE · PITCHCOMBE · STROUD

MURRAYS
SALES & LETTINGS

IVY COTTAGE
PITCHCOMBE
STROUD
GL6 6LW

A charming Grade II Listed home in the village of Pitchcombe, close to Painswick, enjoying fabulous views across rolling hills and nearby woodland.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £495,000

FEATURES

- Grade II Listed
- Village Location
- Countryside Views
- 3 Bedrooms
- Character Features
- Potential for Development (STPP)
- Wood Burning Stove
- Ample Parking
- Landscaped Garden
- Split Over 3 Floors



DESCRIPTION

On entering the cottage, you are greeted by a wealth of period character, from solid wood flooring and wood-panelled walls to mullion stone windows. The entrance hall has doors that open into the kitchen/dining room and the sitting room.

The sitting room is a welcoming space, centered around a wood-burning stove set on a Cotswold stone hearth, complemented by an exposed brick feature wall. A mullion window with timber beam draws in natural light and frames views to the front.

The kitchen/dining room is fitted with bespoke wall and base units topped with solid oak work surfaces, together with a Belfast-style sink. Tiled flooring continues through to the dining area, where an Oriel window seat and inset shelving create a charming setting with ample space for family dining or entertaining.

On the first floor there are two well-proportioned bedrooms and a family bathroom. The larger bedroom features an ornate fireplace, hardwood flooring and mullion windows that frame views over Pitchcombe. The entire top floor is dedicated to the principal suite – a spacious and light-filled room with en-suite shower room and elevated views across the surrounding countryside.

A pretty front garden, with a small, graveled area, perfectly primed for a table and chairs to enjoy the open views leads you to the front door and a path to the rear garden. Mainly laid to lawn, the main garden is enclosed with a combination of Cotswold stone walls and hedgerows. A spacious conservatory can be accessed from the garden – a versatile space with excellent potential for conversion into a home office,



studio, or additional accommodation, subject to planning consent. There is parking to the rear of the cottage as well as parking on the country lane to the front.





DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud and after circa 2 miles, take a sharp right hand turn back on yourself, onto the A4173, in the direction of Gloucester. Take the first left hand turn after circa 50 yards and the entrance to Ivy Cottage will be found around 100 yards down on the right hand side.

LOCATION

Pitchcombe has a welcoming community and hosts numerous local events. Nearby Painswick is within a five minute drive or on foot across a network of footpaths. With several thriving cafes, a boutique hotel and village shop, Painswick is a great weekend walking destination. Painswick Beacon also hosts a popular golf course and the Rococo Gardens are well worth a visit. Stroud is less than ten minutes drive away and is well-known across the Cotswolds as an artistic hub with a unique bohemian vibe and was voted the 'best place to live' by the Sunday Times.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run along the A46 to most of the local schools in both the private and state sector. There is also a popular village primary school in nearby Painswick.

Well placed for commuting, Ivy Cottage is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



Ivy Cottage, Pitchcombe, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 100 sq metres / 1076 sq feet
 Conservatory 10 sq metres / 108 sq feet

Total 110 sq metres / 1184 sq feet
 (Includes Limited Use Area 17 sq metres / 183 sq feet)

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07890 327 241

Job No SP3868

This plan is for identification and guidance purposes only.

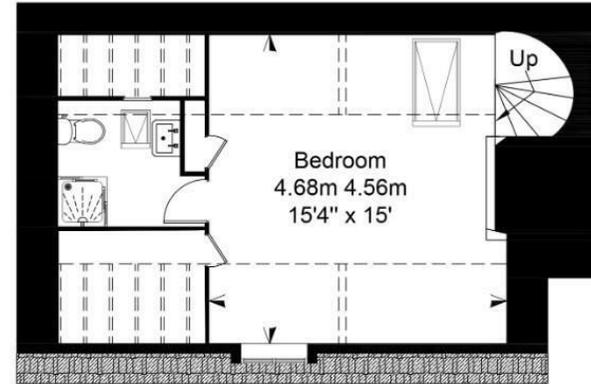
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

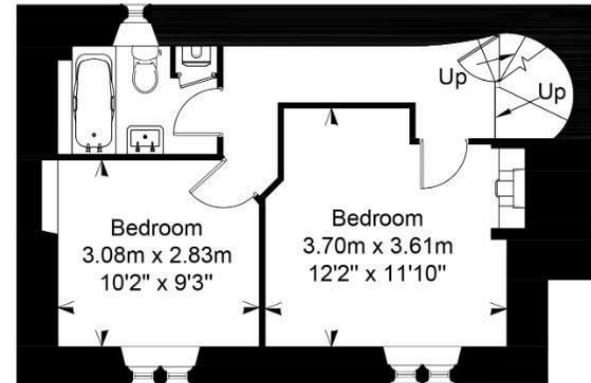
IPMS = International Property Measurement Standard



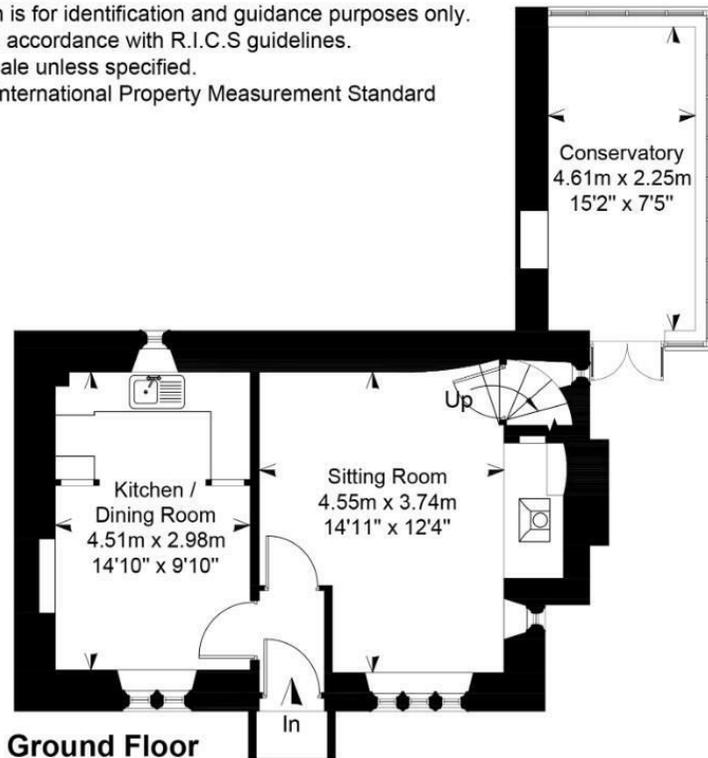
[---] = Limited Use Area



Second Floor



First Floor



Ground Floor

SUBJECT TO CONTRACT

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MURRAYS

SALES & LETTINGS

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TENURE

Freehold

EPC

Exempt

SERVICES

All mains' services are believed to be connected to the property. Gas Central Heating, Stroud District Council. Tax Band E. £2,800.31 per annum (25/26). OFCOM Checker Broadband: Standard, 9Mbps, Superfast 43Mbps, Ultrafast, 1000Mbps. Mobile: EE, O2, Three, and Vodafone all Good.

For more information or to book a viewing please call our Painswick office on 01452 814655