



2 THE GREEN · SHEEPSCOMBE · STROUD

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SALES & LETTINGS

2 THE GREEN
SHEEPSCOMBE
STROUD
GL6 7RF

A characterful semi-detached Edwardian home, situated in the heart of a sought-after Cotswold Village. Offering generous accommodation, exceptional views and versatile ancillary space.

BEDROOMS: 5
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £950,000

FEATURES

- Semi-detached Edwardian Home
- Village Location
- Generous Accommodation
- 5 Bedrooms
- Bespoke Farmhouse Kitchen
- Original Sash Windows
- Garage and Studio
- Wood-Burning Stoves
- Elevated Garden
- Far Reaching Views



DESCRIPTION

This much-loved family home is entered via a spacious and welcoming hallway, rich in character with exposed timber beams, original flagstone flooring and a Clearview wood-burning stove, setting the tone for the rest of the house.

The true heart of the home is the kitchen and dining area, with a bespoke Parlour Farm kitchen featuring a Fired Earth tiled work surface edged with oak, a Rayburn and solid oak flooring. The adjoining dining/breakfast area enjoys tall oak-framed windows overlooking the garden and valley beyond, creating an excellent space for both everyday living and entertaining. Double doors open onto a large west facing terrace, a summer suntrap.

A well-proportioned living room features another Clearview wood-burning stove and dual aspect sash windows with views across Sheepscombe towards Far End. Additional ground floor accommodation includes a large utility room and cloakroom, both offering useful storage.

On the first floor there are two light and spacious double bedrooms, both with windows on two elevations, a further single bedroom with a built-in high-rise bed and family bathroom.

The second floor has excellent additional accommodation, comprising a shower room with spacious storage and airing cupboards, a well sized fourth bedroom with far reaching views and a large principal bedroom with extensive built-in storage.

Externally there is a garage with side rolling door and a purpose-built studio, skylights, dual aspect windows and a wood-burning stove, ideal for home working, creative use or guest space. Both the garage



and studio have power and lighting. The stone former privy has been repurposed as a wood store; there is also a useful shed.

The mature garden enjoys spectacular open views and is thoughtfully landscaped, with a small pond, additional paved area, well stocked shrub and herbaceous borders, espalier apple trees and a productive vegetable plot.





DIRECTIONS

The property is most easily located by leaving our office in Painswick on the A46 in the direction of Cheltenham, passing through the traffic lights. As you begin to leave the village turn right signposted to Sheepscombe. Continue all the way into the village passing the Butchers Arms public house and down the hill. The property will be found shortly afterwards on the right-hand side, as the road begins to ascend.

LOCATION

The location of 2 The Green is one of its key attributes. Set in an elevated position with far reaching views across Sheepscombe and Far End, the house is just a few minutes' walk from the church, village hall, thriving primary school and popular pub.

Nearby Painswick, further down the valley, is one of the prettiest villages in the Cotswolds with good facilities, including an award-winning hotel and restaurant, village shop, chemist, primary school and two popular pubs, as well as a challenging 18-hole golf course.

One of the key draws to the area is the excellent choice of schools in both the state and private sector, with several sought-after grammar schools in Stroud, Gloucester and Cheltenham and popular primary schools in both Sheepscombe and Painswick.

Nearby Cheltenham has excellent shopping, restaurants, theatre and arts and science festivals. The market town of Stroud is within a fifteen-minute drive and has three major supermarkets and a mainline station - (London Paddington circa 90 minutes). London is circa 2 hours by road (M4 or M40 motorways) and there is easy access to the M5 motorway.



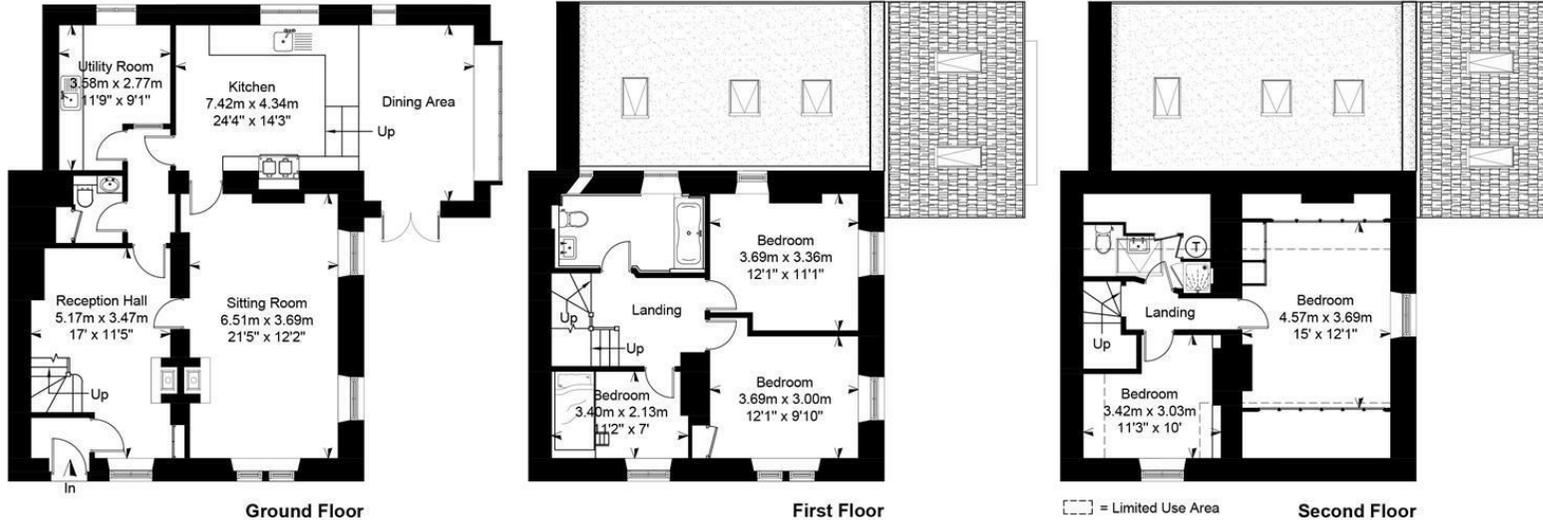
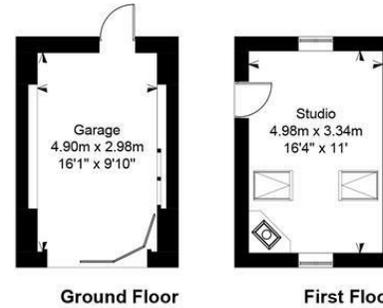
2 The Green, Sheepscombe, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
 House 191 sq metres / 2056 sq feet
 Garage 14 sq metres / 151 sq feet
 Studio 16 sq metres / 172 sq feet

Total 221 sq metres / 2379 sq feet
 (Includes Limited Use Area 21 sq metres / 226 sq feet)

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 07890 327 241
 Job No SP3964
 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

Outbuildings
 Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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TENURE
 Freehold
EPC
 E
SERVICES
 Mains electricity, drainage and water.
 Oil CH. Stroud District Council, tax band
 C, £2,064.56 (25/26). OFCOM Checker,
 broadband; standard 4Mbps, superfast
 80Mbps. Mobile; EE, o2, Three and
 Vodafone all good outdoor.

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