

# LIMBURY HOUSE

LITTLE WITCOMBE  
GLOUCESTERSHIRE





**A SPACIOUS AND LIGHT-FILLED HOME SURROUNDED BY OPEN COUNTRYSIDE, WITH 5 BEDROOMS, 4 RECEPTIONS AND LARGE GARDEN OF JUST OVER 1 ACRE**

**Reception Hall, Kitchen/Breakfast Room, Dining Room, Family Room, Sitting Room, Conservatory, Utility/Boot Room, Cloakroom, 4 First Floor Double Bedrooms, Principal with En-suite, Family Bathroom, Ground Floor Bedroom with En-suite Shower Room, Garage/Workshop, Summerhouse, Parking for Several Cars, Large Level Garden of circa 1.03 Acres**

**GUIDE PRICE £975,000**

**DESCRIPTION**

Limbury House offers a substantial and light-filled home, surrounded by glorious open countryside. Tucked away along a quiet country lane, the property offers rural tranquility, whilst still within easy reach of Cheltenham, Stroud and Gloucester.

A good sized reception hall sets the tone to this spacious property. The sitting room is a wonderful light, dual aspect room, opening directly to a large conservatory. There is a lovely sense of flow on the ground floor with the conservatory linking the sitting room and second reception/family room. A cloakroom and dining room lead off the inner hall, providing an ideal room for more formal or larger family gatherings and working equally well for entertaining. The kitchen is clearly the heart of the home and a wonderful room in which to host family and friends. There is ample room for a large dining table and plentiful storage and cooking preparation space. A good-sized utility/boot room, provides an ideal space to hide away laundry, with plenty of space for coats and country paraphernalia. A ground floor bedroom with en-suite shower room, completes the first floor. Currently used as a treatment room/studio, this section of the house would work well as a self-contained annexe, with its own separate entrance and access to the garden.

Four double bedrooms are located on the first floor, the principal with en-suite shower, together with a family bathroom. All of the bedrooms have been thoughtfully laid out, offering comfort alongside practicality and with lovely views, either over the garden or across open countryside. The principal bedroom has wonderful views to Crickley and Birdlip Hills.

The grounds are a real feature of the property, comprising just over an acre of level lawns with mature trees and a patio, ideal for summer entertaining. Outbuildings include a garage/workshop and a summerhouse. There is parking for several cars to the front of the house, as well as separate vehicular access to the garden, further along the lane.

**DIRECTIONS**

From our Painswick office, follow the A46 in the direction of Cheltenham. Leave the village and continue past The Royal William pub on your left and down Coopers Hill to the roundabout with the Shell garage. Take the right hand exit at the roundabout and then take the first right (before The Twelve Bells/Premier Inn), signposted as a no through road. Continue for a short distance along the lane and Limbury House will be found on the left hand side.

**LOCATION**

Limbury House offers the best of both worlds. A rural haven with stunning views towards Birdlip, Coopers Hill and Crickley Hill, whilst still only 6 miles from Cheltenham and 9 miles from Stroud. Witcombe has a lovely community spirit with a village hall which regularly hosts local events, two churches and the Twelve Bells pub, all within easy walking distance of Limbury House. Just a short drive away in Birdlip there is a well regarded primary school, play group and church with village hall, as well as a pub. 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, as well as a good selection of private schools in nearby Cheltenham. Cheltenham offers a host of amenities, with excellent shopping and theatre and is well-known for its annual music, literature and arts festivals, as well as the National Hunt racecourse. The A46 and A417 provide easy access to both the M4 and M5 motorways and there are nearby mainline train stations in Cheltenham, Gloucester and Stroud, bringing London, Birmingham and Bristol within commuting distance.

**TENURE  
EPC**

**Freehold  
EER: Current 60 / Potential 72**

**SERVICES**

**Electricity and mains water are connected to the property. Oil fired central heating. Septic tank drainage. Tewkesbury Borough Council Band G - £3,579.16 Ofcom checker: Broadband - standard 17 Mbps ultrafast 900 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.**

**VIEWING**

**By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property**

*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*





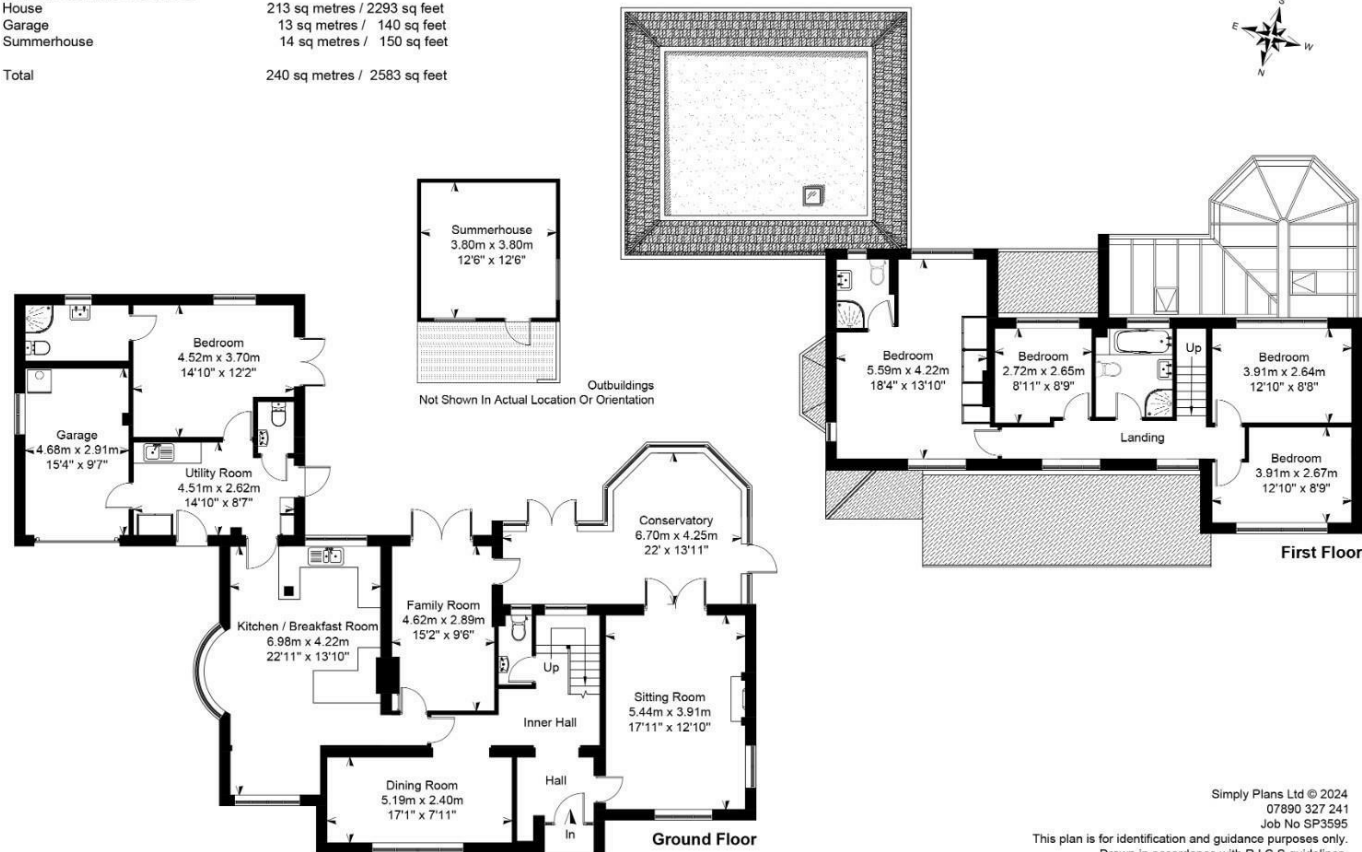


# **Limbury House, Brockworth, Gloucestershire**

Approximate IPMS2 Floor Area

House	213 sq metres / 2293 sq feet
Garage	13 sq metres / 140 sq feet
Summerhouse	14 sq metres / 150 sq feet

<b>Total</b>	<b>240 sq metres / 2583 sq feet</b>
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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



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