

MARYLAND

SHEEPSCOMBE
GLOUCESTERSHIRE



Maryland Far End, Sheepscombe, Stroud, Gloucestershire, GL6 7RL

A SPACIOUS DETACHED FAMILY HOME WITH VERSATILE ACCOMODATION SET ON THE SOUGHT AFTER FAR END IN SHEEPSCOMBE WITH GOOD SIZED GARDEN, GARAGE, PARKING AND FAR REACHING VIEWS

Entrance Hall, Sitting Room, Study/Bedroom 4, open plan Kitchen/Dining/Family Room, Utility Room, Cloakroom, Master Bedroom with En-Suite Shower Room, further Shower Room, 2 further Bedrooms, family Bathroom, Sun Terrace/Balcony, good sized landscaped Gardens, Garage, Parking and Views.

GUIDE PRICE £700,000

DESCRIPTION

Maryland is a spacious detached family home built in the 1950s set in an elevated location with lovely views, along the sought after no through road, Far End and tucked away down a short driveway. The property is light and spacious offering versatile family living over three floors. On the ground floor there is a good sized sitting room that leads out to a balcony spanning the whole of the back of the property making the most of the beautiful views. There is also a study/bedroom 4, shower room, and a master bedroom with en-suite shower room. On the lower ground there is an open plan kitchen/dining/family room with doors out to garden, a large utility room and a cloakroom and on the first floor there are two further bedrooms and a family bathroom.

To the rear of the property is a lovely landscaped garden with large lawned area, fruit cages, patio and seating areas. To the front of the property there is a garage and parking.

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 on your left and then turn immediately left, into Far End. Follow the lane along and shortly after the school turn right down a no through road where Maryland can be found at the bottom on the right hand side.

LOCATION

Maryland is set along the sought after no through road Far End in the popular village of Sheepscombe, the home benefits from far reaching views across the valley, with its pretty church and historic Cotswold properties. A short walk from the centre of the village, Maryland offers country living at its finest. Surrounded by beautiful countryside and woodland, there are numerous walks along the paths and bridleways, including the Cotswold Way. Sheepscombe has its own sought after primary school as well as a popular pub and village hall, hosting numerous community events, plus a village church. Nearby Painswick also has further amenities including several pubs, a popular bijou hotel, cafes and a village shop, as well as a golf course on Painswick Beacon. Excellent schools are a key draw to the area, with

several sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as numerous schools in the private sector. Stroud, Gloucester, Bath, Bristol and Swindon are all easily accessible, as is the Regency Spa town of Cheltenham which offers great shopping, restaurants, theatre and National Hunt racing, especially the festival in March. Stroud hosts several leading supermarkets plus a cinema and mainline train station with regular trains into London Paddington from circa 90 minutes.

Both the M4 and M5 motorways are within easy reach. Motorway M5 J11a Hucclecote - 6 miles, Motorway M5 J13 Stroud - 9 miles, Motorway M4 J15 Swindon - 34 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) 26 miles, Gloucester Railway Station - 8 miles, Stroud Railway Station - 6 miles, Cheltenham (central) - 10 miles, Bristol Temple Meads - 38 miles. Distances are approximate.

TENURE	Freehold
EPC	EER: Current 40 / Potential 68
SERVICES	Mains Water and Electricity are connected to the property. Oil fired central heating. Stroud District Council Band E - £2,712.7. Ofcom checker: Broadband - standard 4 Mbps Ultrafast 1000 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

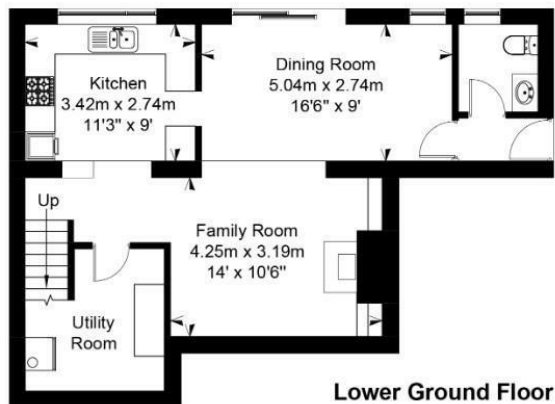
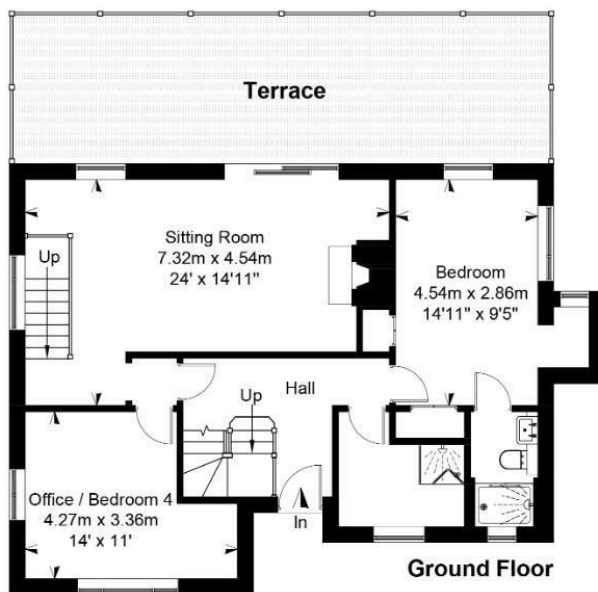
AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning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



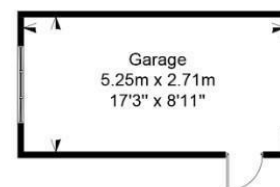
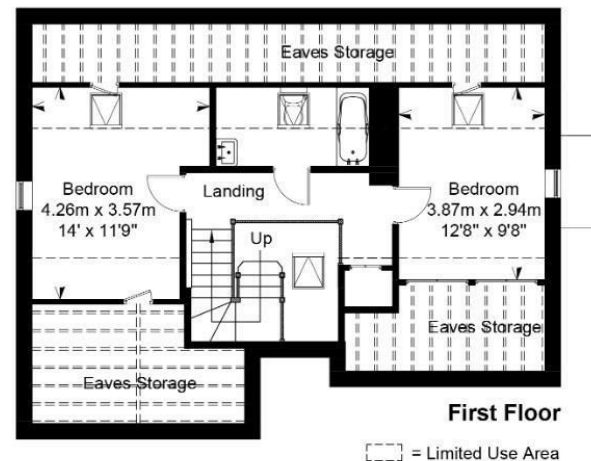


Maryland, Far End, Sheepscombe, Gloucestershire

House
Garage

Approximate IPMS2 Floor Area
172 sq metres / 1851 sq feet
14 sq metres / 151 sq feet

Total
(Includes Limited Use Area)
186 sq metres / 2002 sq feet
13 sq metres / 140 sq feet



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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
Outbuildings
Not Shown In Actual Location Or Orientation



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