

CHURCHEND FARM

SLIMBRIDGE
GLOUCESTERSHIRE



Churchend Farm, St Johns Road, Slimbridge, Gloucestershire, GL2 7DF

A MOST ATTRACTIVE, GEORGIAN, GRADE II LISTED RESIDENCE IN LOVELY SEMI-RURAL VILLAGE SETTING IDEAL FOR ACCESS TO GLOUCESTER AND BRISTOL.

Kitchen/Breakfast Room, Sitting Room, Dining Room, Snug, Family Room/Ground Floor Bedroom with En-suite, Utility/Cloakroom, 6/7 Bedrooms, 4 Bathrooms, Outbuildings, Garage with Office Over, Level Gardens, Parking, Rear Views.

OFFERS OVER £900,000

DESCRIPTION

Churchend Farmhouse is a most attractive Georgian, Grade II Listed residence situated in a lovely semi-rural village setting, ideal for access to Gloucester and Bristol. This fascinating home incorporates various architectural styles and offers both the opportunity for a substantial family home or, as is currently the case, a successful B&B. Believed to date back to the 18th century, many features remain including exposed beams, fireplaces, bay windows and so much more. Situated in part walled level gardens the property offers adaptable family accommodation arranged over three floors. The fabulous entrance hall gives a taste of what is to come with traditional tiled floors leading to the sitting room, snug, dining room and as you would expect, a good-size farmhouse style kitchen/breakfast room with wood-burning stove and a range of fitted appliances. The family room located to the side of the kitchen, easily doubles up as a ground floor bedroom with en-suite facilities. A boot room at the rear of the house provides access to the gardens, garage, outbuildings and parking area with parking for several vehicles.

The grand staircase leads to the first floor where there are four bedrooms (two with en-suites), family bathroom and dressing room/interconnecting room. Each room offers its own unique style and feeling, some with bay windows and feature fireplaces, and others with pretty window seats. On the second floor there are a total of three bedrooms, exposed beams and a full bathroom suite.

LOCATION

The village of Slimbridge sits on predominantly level lands to the south-west of Stroud within the Severn Vale. The nearby area is popular for country walks including the tow-path meandering along the Gloucester and Sharpness Canal. Attractions locally include the Wildfowl and Wetlands trust, founded by Sir Peter Scott, Berkeley Castle, and Cattle Country Adventure Park. The nearby village of Cam offers a range of day to day facilities including supermarket, doctors, dentists and café whilst the market town of Dursley (approximately 4 miles away) has a more extensive range of schools including a secondary school, numerous supermarkets and independent shops together with extensive eating and leisure facilities. The popular 'Stinchcombe Hill' golf course spans the hilltops above the town, also a popular area for equine enthusiasts.

The property is ideally located for the M5/M4 corridor and the A38 with Cam railway station just a couple of miles away offering regular access to Gloucester, Cheltenham and Bristol. The towns of Stroud and Stonehouse are the nearest stations for direct access to London Paddington.

DIRECTIONS

From Stroud, take the A419 Caincross Road west out of Stroud and at the roundabout take the 1st left, go straight over the roundabout by Sainsbury's, then the 2nd exit on the next roundabout onto the bypass. At the end of the bypass, bear left onto the Bristol Road and continue on towards the motorway (M5) going straight over this and then turning left onto the A38. Follow this road for approximately 3.5 miles turning right at the roundabout to Slimbridge into St John's Road and the property can be found on the right hand side. Take the driveway just before Oak Cottage and follow this round to the parking at the rear of Churchend Farm.

AGENTS NOTE

The property is currently registered as part commercial and part residential and if required for a residential home, will require change of use. Please ask for further information.

TENURE EPC

**Freehold
Exempt as Grade II Listed**

SERVICES

All mains services, gas, electricity, water and drainage are believed to be connected to the property. Gas fired central heating. Stroud District Council Tax Band F, £3,311.36 2024/25. Ofcom Checker: Broadband Standard 17Mbps, Superfast 80Mbps; Mobile EE, Three, O2 and Vodafone all limited.

Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552, 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

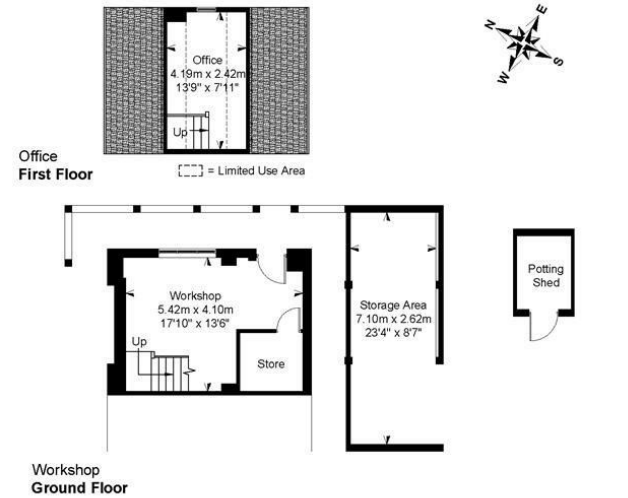


Churchend Farm, Slimbridge, Gloucestershire

House Approximate IPMS2 Floor Area	394 sq metres / 4241 sq feet
Workshop / Office	32 sq metres / 345 sq feet
Storage Area	18 sq metres / 193 sq feet
Total	444 sq metres / 4779 sq feet
(Includes House Limited Use Area	30 sq metres / 323 sq feet)
(Includes Office Limited Use Area	5 sq metres / 54 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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