Walls Quarry House
brimscombe hill
stroud



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Walls Quarry House
brimscombe hill
Brimscombe
Stroud
GL5 2PA

A bright and spacious period property with wonderful views with flexible lower ground floor rooms offering a plethora of potential

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £600,000

FEATURES

- Elevated Position
- Stunning Valley Views
- Beautifully Presented
- Private Off-Street Parking
- Large Terraced Garden
- Lower Ground Floor Opportunity
- Free Flowing Reception Rooms
- Garage
- Easy Access to Stroud and Common
- Excellent Local Community





DESCRIPTION

Walls Quarry House is a deceptively large property offering just shy of 2000 sq.ft of accommodation set over three floors.

The current living accommodation is arranged over two floors and is immaculately presented offering light, airy and well proportioned rooms with outstanding views from every window.

At the front of the property behind a walled patio area, setting it back from the road is an the entrance porch leading to the front door. This opens directly into the central dining room off which is the kitchen to one side and the sitting room to the other. The spacious kitchen with lovely wooden floorboards has fitted units to the front and a flexible additional space to the rear which could be used as either a further dining space or snug area. There is a door directly out to the rear garden. The sitting room is a wonderful dual aspect room with a pretty fireplace and wood burning stove.

Stairs from this room lead to the first floor with three good sized double bedrooms and a separate family bathroom.

Stairs down from the sitting room also lead to a useful additional shower room and a series of additional rooms which are currently used for storage. With 700 sq.ft of space, it's own separate entrance and access to the rear garden there are plenty of opportunities and options available for a new owner.

The rear garden benefits from far reaching valley views and has been cleverly terraced to create both lawned and patio areas for ease of use.

There is also an attached garage adjacent to off-street parking for two cars and gated access to the rear of the property and enclosed garden.







DIRECTIONS

From our Minchinhampton office, head along West End and proceed along Windmill Road in the direction of Minchinhampton Common. Turn right off Windmill Road towards Tom Longs Post. Turn left onto Cirencester Road and then immediately right down Brimscombe Hill. Approximately half a mile down, the property can be found on your right had side on the corner of the small lane signposted to Burleigh Court Hotel. To park, take this right turn and the off-street parking area is on the left.

LOCATION

Walls Quarry House is located two thirds of the way down Brimscombe Hill, just below the open spaces of Minchinhampton Common offering more than 650 acres of glorious National Trust land with wonderful walks, as well as a popular golf course.

Brimscombe is one of a number of adjacent villages which are strung along both flanks of the Chalford Valley, where many of the older properties are associated with the weaving trade that once flourished locally. There are a host of local amenities including the award winning Ship Inn as well as the popular Long Table.

One of the key draws to the area is the excellent choice of schools with a well-regarded primary school a few hundred metres away and several sought after grammar schools in nearby Stroud, Cheltenham and Gloucester.

The area is very convenient for accessing nearby Stroud and Minchinhampton. Stroud is a a vibrant market town very much with its own identity and a good range of independent retailers, an award winning Farmers' Market as well as four major supermarkets. Minchinhampton boasts a host of amenities with several popular cafes, a gastro pub, post office, chemist and village store, to name but a few.

The property is also well located for transport links with both the M4 and M5 motorways easily accessible and trains into London Paddington from Stroud mainline station, circa 90 minutes.

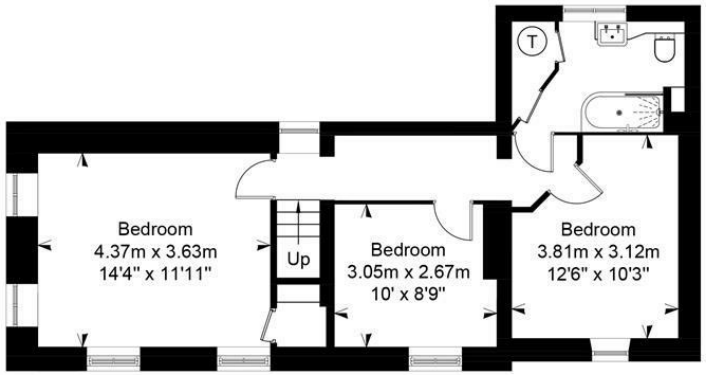


Walls Quarry House, Walls Quarry, Brimscombe, Stroud, Gloucestershire

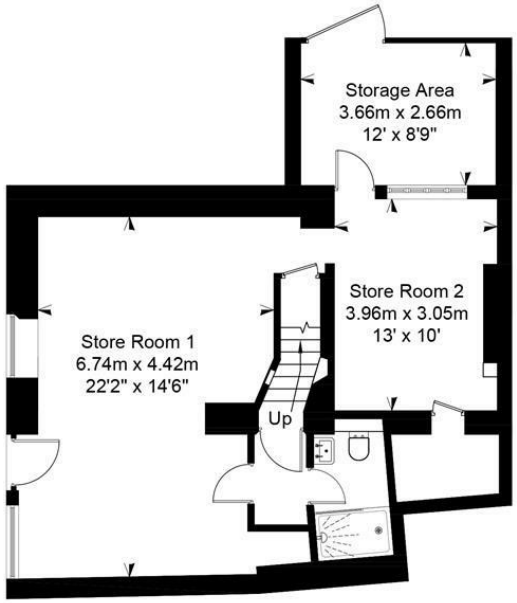
Approximate IPMS2 Floor Area		
House	105 sq metres /	1130 sq feet
Lower Ground Floor	56 sq metres /	603 sq feet
Storage Area	9 sq metres /	97 sq feet
Garage	15 sq metres /	161 sq feet
Total	185 sq metres /	1991 sq feet

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Job No SP4005
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

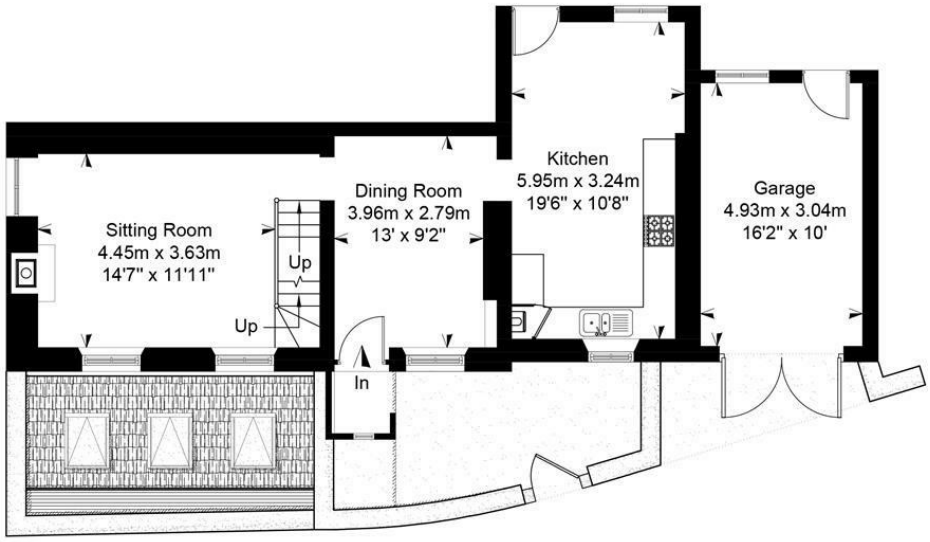
Outbuildings
Not Shown In Actual Location Or Orientation



First Floor



Lower Ground Floor



Ground Floor

SUBJECT TO CONTRACT

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MURRAYS
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TENURE
Freehold

EPC
D

SERVICES
Mains electricity, gas, water and drainage are connected to the property. Gas fired central heating. Stroud District Council Band F . Ofcom checker: Broadband - standard 17 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely outdoor.

For more information or to book a viewing please call our Minchinhampton office on 01453 886334