



Spacious family home on the edge of the village

Elm Cottage, Eastington, Stonehouse, Gloucestershire

Freehold



Entrance Hall • Kitchen/Dining Room • Utility Room
• Cloakroom • Sitting Room • Study • 3 Bedrooms
• Dressing Room • 2 Bathrooms (1 en suite) • Double
Garage • Garden • Ample Private Parking

Distances

Stonehouse 3 miles, (London Paddington 90 minutes), Stroud 5 miles, Cheltenham 17 miles, M5 (Junction 13) 2 miles, (all distances and times approximate).

Situation

Elm Cottage is situated on the edge of Eastington, an active village which supports a pub, shop, Church as well as a primary school which is rated by OFSTED as Excellent. Everyday local facilities can be found in nearby Stonehouse some 3 miles distant, which also has a main line rail station to London Paddington. The Arts and Crafts Capital of the Cotswolds, Stroud, is some 5 miles away which has an eclectic range of shops as well as a Waitrose. There is also an exceptional Farmers Market which prompted Jasper Conran to describe the town as the 'Covent Garden of the Cotswolds'.

Eastington is also extremely accessible for a number of major centres including Bristol, Swindon, Birmingham, Cheltenham and Gloucester. Good local secondary schools are numerous and include Wycliffe College in Stonehouse, Stroud High School for girls, Marling School for boys as well as the schools and colleges in Cheltenham.

There are a wide range of sporting and leisure facilities found locally. These include golf at Painswick, referred to as the hidden jewel of the Cotswolds, which plays over Painswick Beacon and has great views. Henry Longhurst is said to have described one of the par 3s as one of the finest in Britain, demanding a spectacular 203 yard tee straight from the top of the Beacon. There is racing at Cheltenham, polo at Cirencester, gliding at Aston Down, rugby at Kingsholm and sailing at Frampton on Severn.

Description

Elm Cottage is a well proportioned family home on the edge of the popular village of Eastington. Internally the house boasts fantastic family living space including, entrance hall, sitting room, study, utility room and an outstanding 28ft kitchen breakfast room. Upstairs there are four bedrooms, one currently used as a dressing room, and two bathrooms (one en-suite).

Externally the property benefits from ample parking for a number of cars, far reaching views and a large well stocked garden which is largely laid to lawn.





Tenure

Freehold with vacant possession upon completion.

Postal Address

Elm Cottage, Eastington,
Stonehouse, Gloucestershire,
GL10 3AJ

Services

Mains water, gas and electricity.
Private drainage. Gas fired boiler.

Local Authority

Stroud District Council 01453
766321

Fixtures And Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, light fittings, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Energy Performance

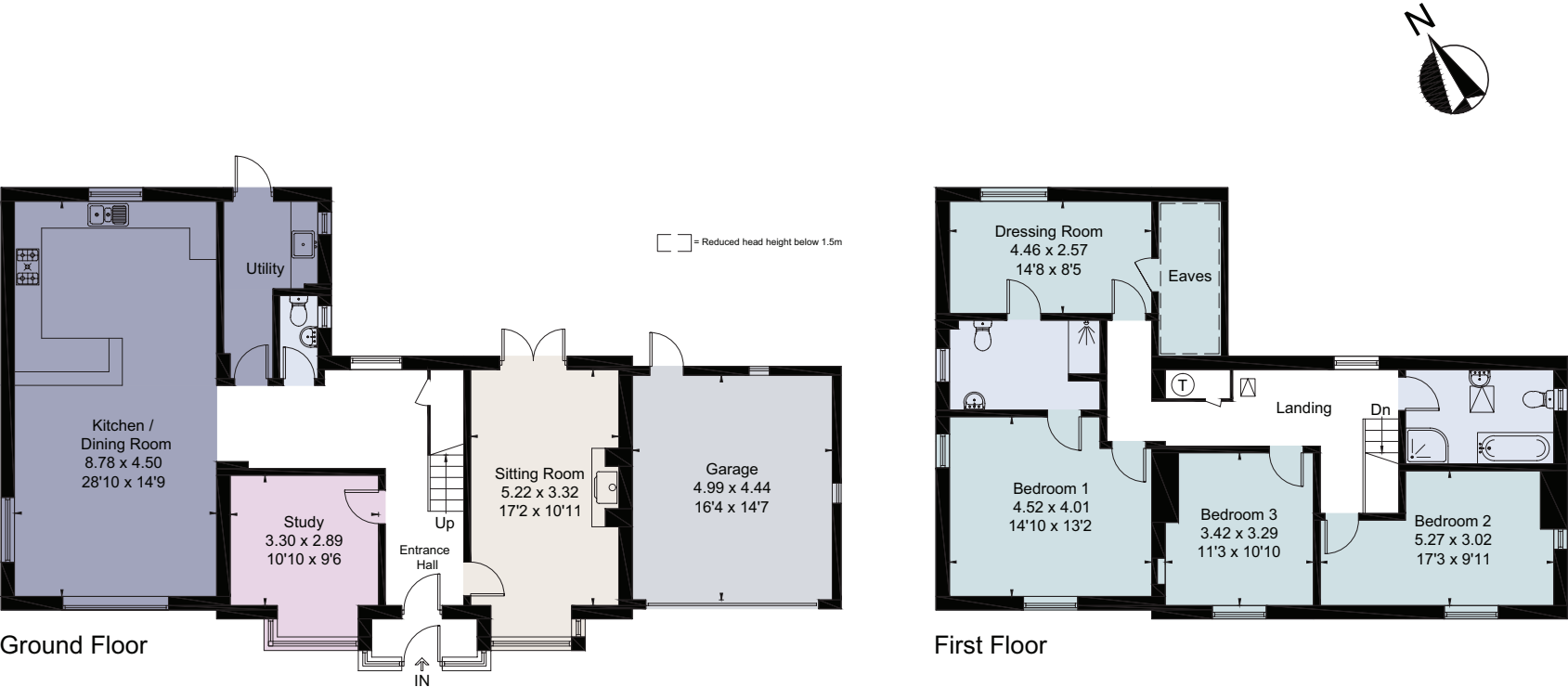
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



Elm Cottage, Eastington, Stonehouse, Gloucestershire
Approximate Area 189 sq m / 2034 sq ft (Excluding Eaves)
Garage 22.1 sq m / 238 sq ft
Total 211.1 sq m / 2272 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



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