



FIELD HOUSE, BRIMSCOMBE



FIELD HOUSE, QUARHOUSE, BRIMSCOMBE, STROUD, GL5 2RR

A SUPERB, DETACHED COTSWOLD STONE COUNTRY RESIDENCE LOCATED IN A STUNNING ELEVATED RURAL SETTING COMMANDING STAGGERINGLY BEAUTIFUL VALLEY VIEWS WITH GROUNDS MEASURING IN TOTAL 1.3 ACRES.

The property

Tucked away up a private drive, in an elevated setting, possessing breath taking panoramic views across the Golden and Toadsmoor valleys, sits this outstanding family home. Adjoining farmland on two sides, this much adored property has been transformed over the years from a modest Cotswold cottage to a show stopping country residence.

Formal entry to the home is via the vaulted front porch which leads directly into the entrance hall. This sizable area with its travertine floor, exposed Cotswold stone wall and wood burning stove, gives access to both reception rooms, a secret under the stairs entrance to the cellar and the staircase leading to the first floor. Down a couple of steps, the dual aspect sitting room will be located. This enjoys oak flooring,

French doors out onto a front patio and a contemporary wood burner tucked in a corner position. Currently this space doubles up as a home office. The impressive drawing room is well proportioned and flooded by natural light. It too boasts a travertine floor with a splendid central, floor to ceiling, Cotswold fireplace with a wood burning stove being the main focal point of the room. Bespoke built in shelves and cupboards sit either side of the door leading into the inner lobby. A further door takes you to the rear porch, where the cloakroom and stairs to the main bedroom suite are found. The inner lobby has an attractive lantern roof and a door to the utility room. From here the magnificent 35'6" oak framed kitchen/dining/family room is situated. This dreamy, vaulted room is simply phenomenal and acts as the hub of the home

ACCOMMODATION

Porch • Reception Hall • Magnificent 35'6" Kitchen/Dining/Family Room • Drawing Room • Sitting Room/Home Office • Drawing Room Lobby • Utility • Cloakroom • Cellar • Main Bedroom with Dressing Room and Ensuite Bathroom • Further Four Bedrooms Family Bathroom & Shower Room

with a comprehensively fitted 'shaker-style' kitchen including a substantial island at one end and at the other three walls of bi-fold doors allowing the terrace to become part of living space on warm days. The marvellous

valley views can be celebrated from here. A rustic limestone floor runs through this room and into the inner lobby and utility. Our vendors use the kitchen door as their everyday entry point.



On the first floor, the main bedroom suite is found. This comprises of a vaulted double room with feature fireplace, dual aspect windows framing the far-reaching views and a doorway leading into the dressing room which is abundantly fitted out with wardrobes and cupboards. The luxuriously vaulted ensuite bathroom is superb; it offers a freestanding bath specially placed in front of the window making most of the view in addition to a walk-in shower. Also on this level are two further bedrooms, and a family bathroom, all-embracing an open aspect. A further staircase leads up to the top floor, home to two further bedrooms and a shower room.







WITHIN EASY REACH...

Stroud Train Station – 3.2 miles

Cirencester – 10.6 miles

Cheltenham - 16.3 miles

Gloucester - 14.4 miles

Beaudesert Park School – 2.9 miles

Wycliffe College - 6.3 miles

All distances are approximate

Situation

Quarhouse is a delightful rural hamlet set below Lypiatt and above Brimscombe. Located in an elevated position, beneath Stringer's Wood, the rural hillside setting, provides truly magnificent panoramic views across the Golden Valley and beyond. Abundant countryside walks can be accessed from the doorstep, reaching many beautiful local villages in addition to the River Frome and the Thames and Severn Canal, currently under restoration. A general store and newsagent, The Long Table café and The Ship Inn are found at the historic Brimscombe Port, once an important canal centre during the Industrial Revolution with the primary school rated good by Ofsted. The A419 sits in the basin of the valley connecting Stroud with Cirencester, both of which offer a wide selection of shops, supermarkets, farmer's markets, educational and recreational facilities. London (Paddington) commuters will appreciate the proximity of Intercity trains at both Stroud and Kemble. Schooling in the area is quite superb with state, grammar and independent options locally and further afield.

Directions

We suggest you use the What Three Word' app – **'daydream.orbited.swooned'**





Outside

The grounds are an important asset as they offer great opportunities for mix usage. The private drive sweeps up to an extensive parking area. An open level lawn sits directly in front of the kitchen and flows into the sun terrace on the end gable with the bank dropping down to the paddock giving an infinity feel. The raised swimming pool is a Canadian system and is a particular treat with shaped decking, as it lies in a position to enjoy the spectacular views. On the other side of the property, a further garden is located with lawn and mature trees. Tucked in a corner is a useful wooden shed. A path leads to the rear courtyard where a log shed and boiler shed are housed with a door set within Cotswold wall opening out onto the public footpath with direct access to a network of local walks. The paddock has been utilised for recreational uses rather than animals.

Services

There are two heating systems. The primary system is a 'Windhager' (Heat with Vision) bio-mass boiler fed by wood pellets, which are housed in the cellar. A secondary back-up system uses LPG. There is zoned underfloor heating in the Kitchen/Dining/Family room and the Drawing Room. The swimming pool is heated by an air source heat pump. Drainage is via a septic tank. Mains water and electricity. There is an EV charging point.

OUTSIDE

*Gated Drive • Plentiful Parking
Lawned Gardens • Paved Sun
Terrace • Swimming Pool
Paddock • Storage Shed*

Useful Information

Tenure: Freehold.

Postcode: GL5 2RR.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band G and EPC rating TBC.





Approximate Gross Internal Area = 376.2 sq m / 4049 sq ft

Cellar = 9.6 sq m / 103 sq ft

Shed = 25.2 sq m / 271 sq ft

Boiler Room = 3.1 sq m / 33 sq ft

Total = 414.1 sq m / 4456 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID899076)

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

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WHITAKER
SEAGER
ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.