RECTORY FARM COTTAGE

BISLEY

WHITAKER SEAGER

RECTORY FARM COTTAGE, HOLLOWAY ROAD, BISLEY, STROUD, GL6 7AD

A CHARMING GRADE II LISTED COTSWOLD STONE SEMI-DETACHED COTTAGE NESTLED IN A PICTURESQUE VILLAGE SETTING, OFFERING DELIGHTFUL VIEWS OF THE CHURCH SPIRE.

the property

With picturesque views of the church spire and an elevated village setting, this stunning Grade II listed home offers beautifully presented, well-proportioned accommodation. Built from traditional Cotswold stone and featuring original stone mullion windows, this semi-detached property exudes character and charm. Nestled behind a Cotswold stone wall and accessed through double gates, entry is via a side porch. The sitting room, positioned at the rear, enjoys a dual aspect and is centred around a striking Cotswold stone fireplace with a wood-burning stove, creating a warm, inviting atmosphere. Off this space lies a cloakroom and the staircase to the first floor. A step down leads to the formal dining room, which overlooks the front aspect and features a Cotswold stone fireplace, wooden flooring, and exposed beams. The kitchen/breakfast room also faces the front and is well-appointed with ample cabinetry, integrated appliances, and a pantry. Beyond this, the utility room provides additional storage and includes an external door to the courtyard. On the first floor, an inviting landing leads to the upper level. This floor is home to a superb main bedroom suite, which includes a spacious double bedroom with fitted wardrobes, a generous en-suite, and village views. Additionally, there is a family shower room and another bedroom. The second floor is a particularly exciting space, featuring a mezzanine with a vaulted ceiling and exposed beams—perfect as an occasional bedroom, home office, or teenager's retreat. A further generously sized bedroom with a vaulted ceiling and beams, along with an additional bathroom, completes this floor. Stylishly presented by the current owners, the home has recently benefited from the replacement of all windows, ensuring both comfort and energy efficiency.

Ofcom: Broadband Ultrafast. Mobile Coverage: Indoor none except EE limited. Outdoor - Likely. Parking: On Street. Heating: Gas central heating and wood burner.

Guide price

£825,000

- *Two Reception Rooms*
- *Kitchen/Breakfast Room*
- *Utility & Cloakroom*
- *Main Bedroom suite with dressing area and ensuite*
- *Two Further Bedroom*
- *Shower Room & Bathroom*
- *Home office/Kids Retreat*
- *Terraced Gardens*
- *Courtyard with Hot Tub.*
- *NO ONWARD CHAIN*

WITHIN EASY REACH...

Stroud: 4.7 miles
Cheltenham 11.9 miles
Cirencester 11.7 miles
Gloucester 13.8 miles

Outside

The enclosed walled grounds offer multiple terraced areas, each with its charm. The first is a landscaped courtyard ensuring privacy, featuring a hot tub, log store, and a patio ideal for entertaining. If needed, a very small car can be accommodated here. Steps lead to the middle section, predominantly laid to lawn, with additional steps ascending to a secondary lawn. The grounds also benefit from side pedestrian access, a summer house, and a shed. From this vantage point, the views are charming, with the church spire creating a picturesque backdrop. Hedging, shrubs, and a well-stocked flower border enhance the space with vibrant colour and character.

Situation

Bisley is a picturesque Cotswold village east of Stroud, renowned for its historic stone houses and vibrant community. The village offers a range of amenities, including a church, two traditional pubs, a primary school, and a village shop located within The Bear Inn. The King George V playing fields and Bisley Playgroup are just a short walk away, while additional conveniences include the renowned 'Green Shop' and a farm shop at Stancombe Beech Farm. The village hall and sports pavilion host a variety of clubs and activities. A selection of excellent schools—state, grammar, and independent—are available in Stroud, Cheltenham, and Gloucester. For commuters, Stroud railway station provides direct services to London Paddington in approximately 90 minutes.

Approximate Gross Internal Area = 200.5 sq m / 2158 sq ft
External Cupboard = 0.7 sq m / 7 sq ft
Total = 201.2 sq m / 2165 sq ft

Ground Floor **First Floor** **Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1177125)

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 7AD **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band E

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.