

56
BRACELANDS



WHITAKER
SEAGER



56, BRACELANDS, EASTCOMBE, STROUD, GL6 7DS

A SPACIOUS THREE BEDROOM SEMI
DETACHED FAMILY HOME THAT HAS BEEN
THOUGHTFULLY MODERNISED BY THE PRESENT
OWNERS.

The property

Occupying a prime corner position within this sought-after village setting, this spacious three-bedroom semi-detached home has been thoughtfully modernised by the current owners to provide a stylish blend of character and contemporary living. With generous off-road parking and beautifully landscaped gardens to both the front and rear, the property offers impressive kerb appeal and excellent functionality.

The internal layout has been cleverly reconfigured to create a more open and sociable kitchen/dining area, perfect for modern family living and entertaining. Bespoke, hand-built cabinetry provides elegant and practical storage in both the kitchen and sitting room, while attractive oak flooring with partial underfloor heating adds warmth and character.

The welcoming entrance hall leads to the principal ground floor rooms, including a bright and inviting sitting room with dual aspect windows and thoughtfully designed display shelving with storage below. The stylish kitchen/dining room is fitted with a composite sink and

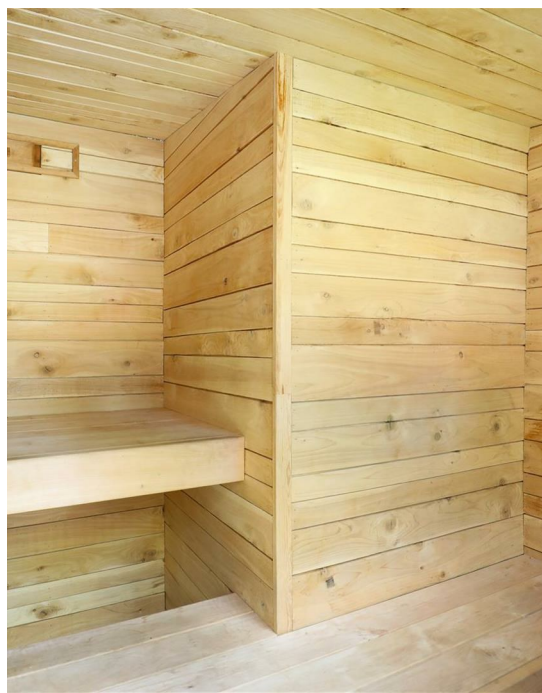
drainer, gas hob, electric oven with extractor, integrated fridge freezer, Beko dishwasher, and built-in washing machine. A bespoke window seat with storage beneath, a feature fireplace, and French doors leading out to the rear garden all add to the room's charm and usability.

The ground floor bathroom is beautifully appointed with a panelled bath and fitted shower, a stylish vanity unit with wash basin, a heated towel rail, and attractive tiled flooring, complemented by underfloor heating for added comfort.

Upstairs, the landing benefits from a built-in airing cupboard and leads to three well-proportioned bedrooms, two with views over the gardens and one with a skylight window.

The property is warmed throughout by gas central heating. Ofcom rates the broadband service available as Superfast, and mobile phone reception available on the major networks as variable.

The property is subject to covenants, please check the details with the agents.





Guide price
£385,000

- *Entrance Hallway*
- *Sitting Room*
- *Kitchen/Dining Room*
- *Downstairs Bathroom*
- *First Floor Landing*
- *Three Bedrooms*
- *Workshop/Store Room*
- *Bespoke Outside Sauna*
- *Spacious Gardens*
- *Off Road Parking*

WITHIN EASY REACH...

- Stroud - 5 miles*
- Nailsworth - 5.3 miles*
- Cirencester - 10.5 miles*
- Gloucester - 15.4 miles*
- Cheltenham - 14.9 miles*
- Nearest Railway Station - 5 miles*

Outside

Parking is available directly in front of the property on a part-gravelled driveway, offering convenient access. A pathway to the side leads to the front door, passing through a charming front garden mainly laid to lawn and thoughtfully arranged with a selection of raised vegetable beds, ideal for keen gardeners. There is also a small patio area and two useful outbuildings: a timber-framed workshop and a separate store, offering practical storage and hobby space. The front garden is bordered by mature hedging, providing a good degree of privacy, while a gated side access opens into the truly delightful rear garden. This beautifully curated outdoor space resembles a design exhibit, centred around a bespoke, artisan-built sauna, an indulgent addition, especially for cosy winter evenings. Raised decking areas and well-stocked borders with an array of interesting plants and a striking feature acer tree further enhance the space. A handcrafted seating area adds a stylish focal point and is perfect for relaxing or entertaining guests in a private and serene setting.

Situation

Eastcombe is a pretty hilltop village located between the towns of Stroud and Cirencester and is ideally positioned for good access to Cheltenham and other major regional centres of employment. Unlike many Cotswold villages it has the traditional village pub and general stores/post office, all of which are on the doorstep from Pemberley, and is a friendly community with a sought after primary school and a highly regarded secondary school - Thomas Keble. A Doctors Surgery, Chemist and Tesco Metro are located in nearby Bussage. The village enjoys a bus service to Stroud. Nearby Stroud and Kemble railway stations provide a direct line to London Paddington (90 minutes). Stroud is known for its weekly Farmers' Market, has four supermarkets, Stroud High and Marling Grammar schools, a multi-plex cinema and a Leisure Centre.



Approximate Gross Internal Area = 88.4 sq m / 951 sq ft
 Outbuildings = 12.7 sq m / 137 sq ft
 Total = 101.1 sq m / 1088 sq ft

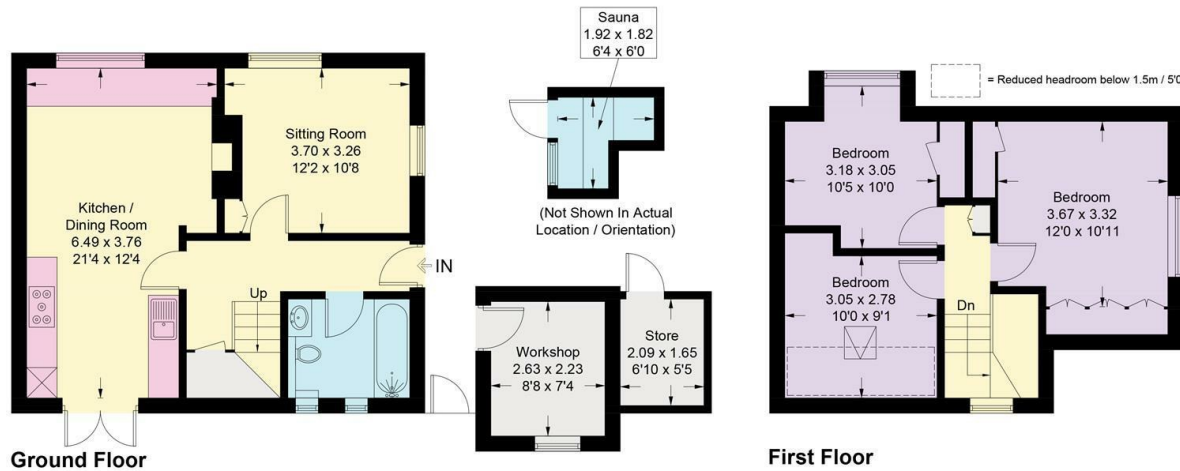


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223824)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 7DS

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 B and EPC rating D

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.

