

# PEMBERLEY EASTCOMBE



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# PEMBERLEY, EASTCOMBE, STROUD, GL6 7DR

THE EAST WING OF AN IMPRESSIVE FOUR  
BEDROOMED VILLAGE RESIDENCE, BEAUTIFULLY  
PRESENTED, WITH AN ABUNDANCE OF  
CHARACTER FEATURES AND GARDEN STUDIO.

## *The property*

Occupying a superb position within a sought after Cotswold village, Pemberley is discreetly tucked away down a private driveway. Forming the east wing of an impressive period building dating back to the 1860s, the property has been tastefully updated by the current owners to offer stylish and functional family accommodation.

Character features are in abundance throughout and include tall ceilings, sash windows, and a beautifully refurbished fireplace in the drawing room. The owners have further enhanced its charm with bespoke panelling in a selection of rooms.

A practical porch provides the main entrance to the house, offering a handy spot for muddy boots. This leads into a bright inner hallway, where doors radiate to the main living areas and stairs rise to the first floor.

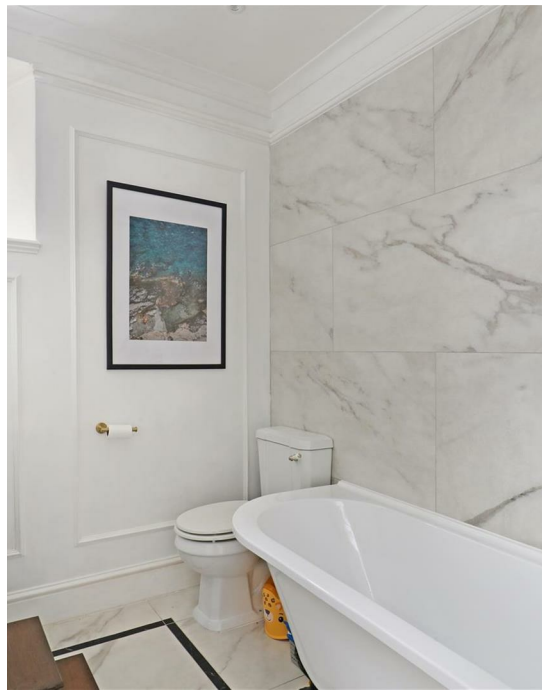
The kitchen/breakfast room is particularly impressive, fitted with in-frame cabinetry, a large central island, quartz worktops, and a range cooker. Additional features

include a built-in dishwasher and fridge/freezer, plus wall-to-ceiling storage units accessed by a library ladder. The island provides space for informal dining, while a formal dining room offers a wonderful setting for entertaining. Here, hardwood floors purposely matched to the original boards, run throughout and continue into the adjoining 23 ft drawing room. This elegant space enjoys a double-aspect outlook across the garden, with a period fireplace and open fire, creating a stunning focal point. Exposed floorboards further complement the room's charm.

All bedrooms are located on the first floor. The main bedroom is particularly noteworthy, served by a chic en suite shower room. Three further bedrooms share a striking family bathroom, fitted with a freestanding claw-foot bath and a curved vanity unit.

Additional features include underfloor heating to the kitchen and hallway, adding a touch of modern comfort to this exceptional period home.

Ofcom rates the broadband speed available as superfast and mobile reception as good





**Guide price**  
**£795,000**

- *Porch/inner hall with utility cupboard*
- *Stylish kitchen/breakfast room*
- *Dining room*
- *Drawing room*
- *Main bedroom with ensuite shower room*
- *3 further bedrooms*
- *Remodelled family bathroom*
- *Enclosed garden with detached home office/studio*
- *Covered parking area*

**WITHIN EASY REACH...**

*Stroud - 4.7 miles*

*Cirencester - 12.2 miles*

*Cheltenham - 13.6 miles*

*Gloucester 14.2 miles*

*Kemble Train Station 10.9 miles*

## *Outside*

The property is approached via a privately owned driveway. This leads to covered parking area for two vehicles. The enclosed, level and family friendly garden extends to one side of the house, with windows from the living space enjoying an outlook to the garden. A paved terrace offers opportunity for outside dining, whilst a level lawn provides room for children to play. A huge asset to this property is the detached studio/home office. Formerly a garage, the building has been completely remodelled with bi-fold doors opening to the garden. The room offers huge versatility, whether you seek home office facilities or additional space for entertaining. Warmed by electric underfloor heating the space also benefits from a large store room to the rear. The driveway is owned by Pemberley, with the neighbouring three property benefiting from pedestrian and vehicular access over it.

## *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 = 162.3 sq m / 1747 sq ft  
 Outbuilding = 24.5 sq m / 264 sq ft  
 Total = 186.8 sq m / 2011 sq ft

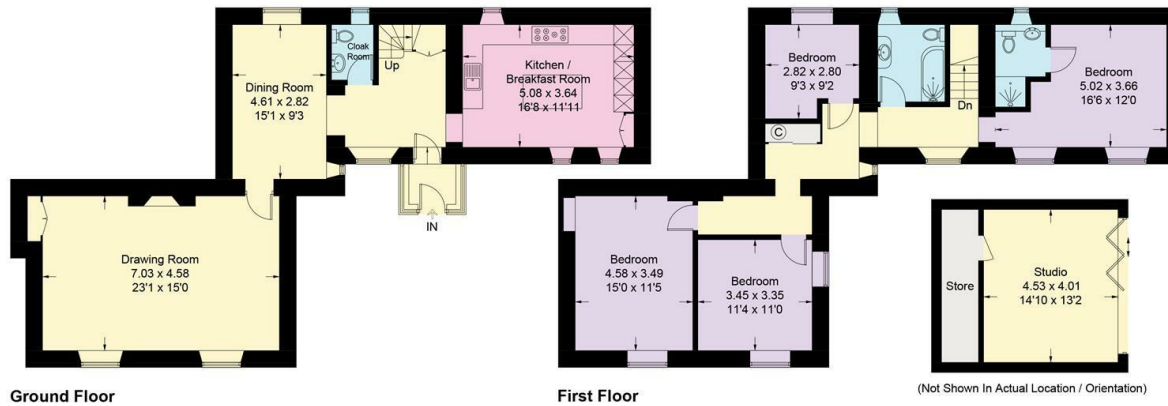


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1154431)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7DR

**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 and EPC rating 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.

