2
ORCHARD LANE

WHITAKER SEAGER

2, WESTERN TERRACE,, ORCHARD LANE, BRIMSCOMBE, GL5 2QT

SET AGAINST BREATHTAKING OPEN VIEWS, THIS CHARMING THREE-STOREY MID-TERRACE PERIOD HOME OFFERS A DETACHED GARDEN AND CONVENIENT PARKING.

The property

Western Terrace is a delightful pre-1900 red brick terrace of four houses, positioned to enjoy west-facing views across a neighbour's paddock and beyond. Number Two is a charming mid-terrace, three-storey home, with a detached garden and parking for two cars. Accessed via a block-paved shared path, the property features a small gated front garden leading to a recently renovated porch, opening into one of two reception rooms. Both reception rooms are at the front of the house, making the most of the beautiful open aspect. The dining room boasts wooden floorboards, an understairs storage cupboard, floor-to-ceiling wooden panelling on one wall, and a central cast-iron fireplace with an open fire. The sitting room also has wooden floorboards and a central ornate stone fireplace with an open fire. From the small inner hall, steps lead up to a walk-in pantry, with further steps to the rear door and additional steps into the fitted kitchen. This room, also featuring wooden panelling, has base units incorporating a Belfast sink, cooker, hob, and a storage cupboard housing the boiler. A window overlooks the enclosed rear courtyard. On the first floor, both bedrooms face the lovely west-facing views to the front. One bedroom features a cast-iron fireplace and wooden panelling, while the other has wooden floorboards and delightful views. The bathroom, also with wooden floorboards, benefits from a window and storage under the stairs. The top level houses a third bedroom with an alcove, offering some of the finest views in the house. Eight new double-glazed windows were installed in 2023. The attractive sash window design complements the period character while providing modern comfort.
Property Information:
Due to the nature of the setting, garden layouts, and parking, there are various rights of way. Please ask for further details. Parking: Two cars. Heating: Gas central heating and two open fires.
Ofcom: Broadband: Ultrafast. Mobile coverage:Outdoor good & indoor mainly good

Guide price

£429,995

- *Two Reception Rooms*
- *Kitchen with Pantry*
- *Three Bedrooms*
- *Bathroom*
- *Utility Shed*
- *Front Garden*
- *Rear Courtyard*
- *Detached garden*
- *Parking for two cars*

WITHIN EASY REACH...

Stroud 1.4 miles
Minchinhampton 1.8 miles
Nailsworth 3.4 miles
Cirencester 11.1 miles

W3W: scarf.conned.extensive

Outside

The property includes two parking spaces across the neighbour's driveway and shared front and rear paths with access to each individual detached garden. The front westerly facing garden is enclosed by red brick walls, with a small lawn, planted borders, and patio areas, one with a wood store, beside the porch. The rear courtyard is enclosed and includes two storage sheds and a larger utility shed. A personal gate opens onto a path leading to the detached garden, which backs onto open fields, offering a lovely open aspect and a blank canvas waiting for rejuvenation and redesign. Some fencing and the garden gate will require replacement.

Situation

Brimscombe lies below Minchinhampton Common, an Area of Outstanding Natural Beauty offering thousands of acres of open grassland for walking, riding and community events. The nearby market town of Stroud provides excellent everyday amenities, a vibrant weekly farmers' market and a mainline railway station with regular services to London Paddington. The area is well served for schooling, with Brimscombe C of E Primary close by, as well as Stroud's highly regarded state and grammar options, including Marling School and Stroud High School. A strong selection of independent schools—such as Beaudesert Park and Wycliffe—are also within easy reach. Residents can enjoy several well-regarded local eateries and pubs, including The Ship and The Long Table in Brimscombe, and the Burleigh Court Hotel and Old Lodge on Minchinhampton Common.

Approximate Floor Area = 88.4 sq m / 951 sq ft
(Excluding Outside Storage)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101795

01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL5 2QT **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 C 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.