

# RECTORY FARM COTTAGE BISLEY



WHITAKER  
SEAGER



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

A DELIGHTFUL GRADE II LISTED SEMI-DETACHED COTSWOLD STONE COTTAGE, SET WITHIN A CHARMING VILLAGE LOCATION AND ENJOYING LOVELY VIEWS TOWARDS THE CHURCH SPIRE.

## *The property*

Enjoying lovely views toward the church spire from its elevated village position, this impressive Grade II listed semi-detached home combines period charm with stylish modern living. Constructed from classic Cotswold stone with traditional mullion windows, the property is full of character throughout. Accessed through double gates and enclosed by a Cotswold stone wall, the entrance leads via a side porch.

The rear-facing sitting room benefits from dual-aspect windows and centres around a beautiful Cotswold stone fireplace with a wood-burning stove, creating a cosy focal point. A cloakroom and staircase rise from this room. Steps lead down into the formal dining room, featuring exposed beams, timber flooring, a stone fireplace, and views to the front.

The kitchen/breakfast room has been updated with sleek contemporary light-coloured units and integrated appliances, offering a fashionable modern finish. A pantry and separate utility room provide further practicality, with the utility room also giving access to the courtyard

outside.

Upstairs, the first floor offers a spacious principal bedroom suite with fitted wardrobes, a large en-suite, and attractive village views, alongside a further bedroom and family shower room. The second floor adds a versatile mezzanine area with vaulted ceilings and exposed beams, ideal for use as a study, occasional bedroom, or teenage space. Another generous bedroom and an additional bathroom complete the accommodation. Beautifully maintained and tastefully updated, the property has also benefited from replacement windows, enhancing both comfort and energy efficiency.

### Property Information:

Ofcom: Ultrafast broadband available. Mobile signal indoors limited except EE; outdoor coverage likely.

Parking: Off road space for one small car. Otherwise on-street. Heating: Gas central heating and wood-burning stove.





**Guide price**  
**£825,000**

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- *Two Reception Rooms*
  - *Newly Fitted Kitchen*
  - *Utility*
  - *Cloakroom*
  - *Principal Bedroom Suite with large ensuite*
  - *Two Further Bedrooms*
  - *Shower Room and Bathroom*
  - *Mezzanine study/occasional bedroom*
  - *Walled Gardens*
  - *Parking for one small car.*
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**WITHIN EASY REACH...**

*Stroud: 4.7 miles*  
*Cheltenham 11.5 miles*  
*Cirencester 11.7 miles*  
*Gloucester 13.8 miles*

## *Outside*

Approached through wooden gates, the property opens into a block-paved courtyard, suitable to park a small car. It also serves as the main arrival space to the house, with the garden beyond. The enclosed walled grounds are arranged on two levels, offering a variety of terraced spaces with their own character. The courtyard provides a landscaped and private setting, incorporating a log store and a patio area well suited to outdoor entertaining. Steps lead up to a middle section, which is predominantly laid to lawn, with further steps rising to a second lawned terrace. The gardens also benefit from side pedestrian access, along with a summer house and a shed. From this elevated position, the outlook is particularly attractive, with the church spire providing a distinctive and picturesque focal point. Mature hedging, established shrubs and well-stocked flower borders add colour, structure and interest throughout the garden. The owners have carried out extensive repairs to many of the walls, further enhancing the presentation of the property.

## *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 and a primary school. The King George V playing fields and Bisley Playgroup are just a short walk away, while additional conveniences on the outskirts include Bisley Farm Shop and the 'Green Shop', and fuel station. 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



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



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## 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.

