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The Coach House

Great Witcombe, Gloucestershire, GL3 4TS

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A beautifully finished and unique detached former coach house, with self-contained annex accommodation, set within stunning grounds in the heart of Great Witcombe.

- Reception/Dining hall
- Sitting room
- Kitchen/Breakfast room
- Utility room
- Ground floor shower room
- Ground floor annex with bedroom, En Suite with Conservatory/Kitchen
- Principal bedroom with ensuite
- Another double bedroom
- Detached studio annex with en suite and kitchenette
- Beautiful Gardens
- Private Gated access to Driveway

A beautifully finished and unique detached former coach house, with self-contained annex accommodation, set within stunning grounds in the heart of Great Witcombe, enjoying far-reaching countryside views.

Surrounded by mature gardens and open countryside, this charming home occupies a peaceful and picturesque setting, with views towards Coopers Hill enhancing its semi-rural appeal. Dating back over 100 years, the property has been thoughtfully restored to combine period character with a stylish, contemporary interior. Its versatile layout offers flexible living, including ideal spaces for independent or multi-generational accommodation.

An entrance porch opens into a generous dining hall, forming the heart of the home and linking the principal reception rooms, all of which enjoy direct access to the gardens and sun terrace. The sitting room is bright and spacious, with two sets of French doors opening outside. The kitchen/breakfast room is well appointed with modern units, integrated appliances and a central island, with space for dining and views across the grounds.



A utility/boot room and shower room sit off the kitchen, alongside a ground floor double bedroom. Above, a useful loft room—currently used as an office—is accessed via the dining hall.

To one side, a further bedroom suite with its own bathroom and kitchenette offers excellent potential for self-contained living, with French doors opening to the garden. This area can easily be incorporated back into the main house if required.

The principal suite occupies the first floor, a superb room with far-reaching views, an en-suite, and a freestanding bath.

The Annexe:

Set within the grounds is an attractive brick-built studio annexe, comprising an open-plan living space with kitchenette and en-suite. Currently used for Airbnb, it offers excellent income potential or additional guest accommodation.

Outside:

Electric gates open onto a private, well-screened plot surrounded by mature planting, specimen trees and established borders. The gardens wrap around the house, offering privacy and uninterrupted views across open farmland, creating a truly idyllic setting.

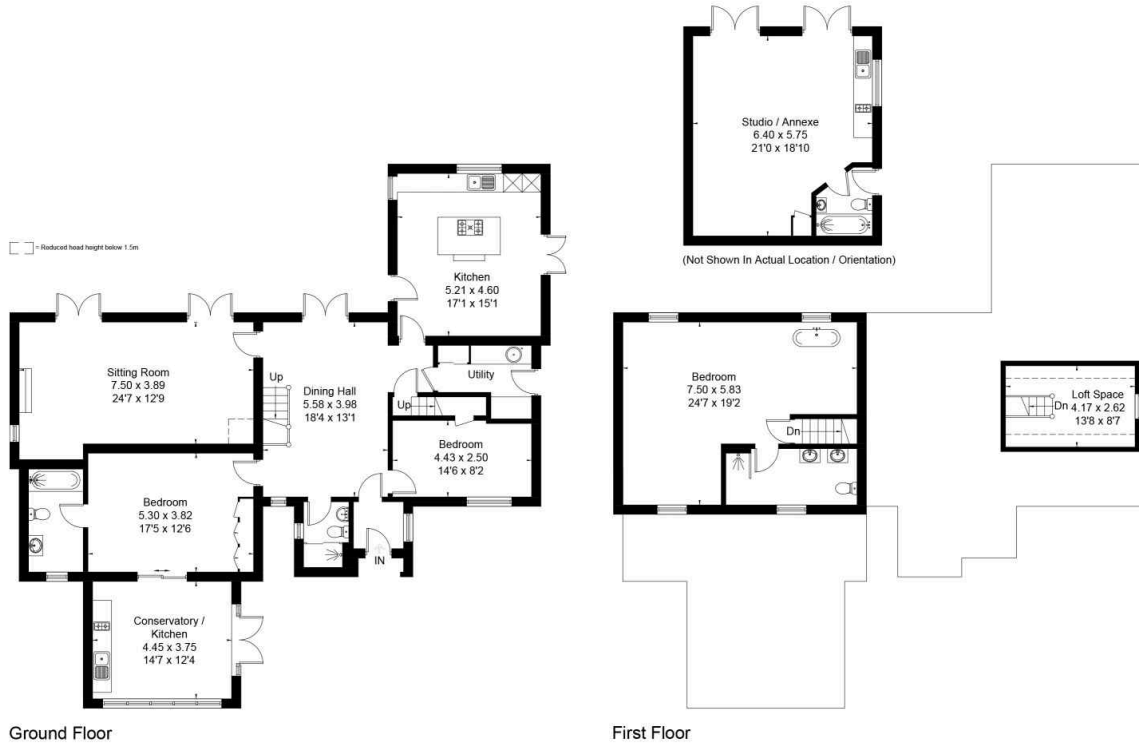
Situation:

The Coach House occupies one of the most charming positions of any property within the hamlet of Great Witcombe close to the reputable areas of Leckhampton and Brockworth, both offering excellent day to day shopping and recreational facilities. Within the immediate vicinity is a garage with a well-stocked shop and two public houses. This pretty village lies in an Area of Outstanding Natural Beauty and as such is characterised by the beautiful rolling countryside surrounding it. Whilst distinctively semi-rural, Great Witcombe is within easy commute to both Cheltenham and Gloucester, both of which provide exceptional schooling in the state, private and grammar sectors in addition to cultural centres. Access to motorway networks are also excellent with M50 and M5 junctions within striking distance, making both a South/North commute easy.



FLOORPLANS

Approximate Area = 210.9 sq m / 2270 sq ft
 Studio / Annexe = 37.2 sq m / 400 sq ft
 Total = 248.1 sq m / 2670 sq ft
 Including Limited Use Area (3.9 sq m / 42 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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