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EVANS



LARCH HOUSE

Brimpsfield, Nr Cheltenham, GL4 8LD

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BRIMPSFIELD, NR CHELTENHAM, GL4 8LD

An immaculate and charming detached family home nestled within the most glorious, private gardens, with parking, a triple garage with a home office/gym over, and the wonderful countryside views.

- Reception Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Study
- Utility
- Principal Bedroom with En Suite Bathroom
- Guest Bedroom with En Suite Shower Room
- Three Further Double Bedrooms
- Family Bathroom
- Beautiful Gardens and Private Grounds
- Triple Garage with Room over Ideal for Various Usage

DESCRIPTION

Private grounds, countryside and views are the backdrop to this superb family home which nestles beautifully within its own mature gardens and extensive plot. Larch House is a delightful detached property with many excellent features, in particular the practical floorplan that flows well making it ideal for family life and entertaining with generous rooms that extend to over 2254 Sq Ft, each one designed entirely for the countryside views.

Entrance is via a welcoming and spacious hallway which is central to the accommodation introducing each reception room. To one side is a home office and to the other, a charming sitting room with an open fire and picture window taking in the front vista and full width sliding doors that open to the terrace and gardens.



Double doors open to the formal dining room, a room that also enjoys a beautiful view of the gardens and can be open to the sitting room to make a grander entertaining area or be entirely separate as required. The kitchen runs the depth of the property, a generous and light filled space that has been designed to overlook and open to the terrace and gardens, conducive to family living and outside dining. The triple kitchen itself is well appointed with a range of country style units, integrated appliances and an Alpha cooker. Adjacent is a useful utility with side access, ideal for pets and shopping in addition to a cloakroom off the inner hall.

The bedrooms on the first floor are an excellent configuration. All five are double in size, two have en suites and all with fitted wardrobes, each one enjoying the most tranquil vista either to the front over countryside or to the rear, with garden and open views. The current owners use bedroom five as a dressing room to the principal bedroom, to make it a full suite as it has a Jack and Jill door configuration.

GARDENS AND GROUNDS

The setting of Larch House and its grounds are fundamental to the overall feel of the property bounded by hedging and bordering protected countryside they have a secluded yet open feel. Beautifully private and mature, the house sits centrally within the plot with extensive parking for 8 cars area to the front leading to the triple garage and at the rear, a well-established garden which is set into two distinct areas. The main area of garden flanks the sun terrace and provides a colourful setting with an array of shrubs, flower beds and well stocked borders leading into a further garden, which is home to a productive vegetable patch, fruit cage and summer house which would make a lovely space in which to read or work from home. There are strategic seating areas, designed at angles to enjoy the broader view including an area under the rose covered pergola, perfect for long summer lunches and BBQ's. Above the detached triple garage is a useful room that extends to 27ft with power and three Velux windows, which offers the flexibility to use as required, as an excellent home office, treatment room, gym or teenage hideout. In total with the main house, garaging, and room above this stands at an excellent 3171 Sq Ft.





SITUATION

The house is nestled in the most glorious spot, at the southern edge of the village occupying the most peaceful position that is exposed to open countryside at every angle yet a short stroll into the heart of the community. Brimpsfield is an idyllic Cotswold village a mere 5.8 miles to Cheltenham, nestled within an Area of Outstanding Natural Beauty. With an active community, life centres around a Church, Rubys with its pop up restaurants, regular events such as the village show, yoga and the harvest supper, as well as carol singing around the village Christmas tree, all of which bring the village together. Well known for its walking and riding countryside, some of the best in the area, with equestrian facilities and the Polo at Longdale. Brimpsfield's neighbouring village, Birdlip, is just a mile away. It is well known for its primary school, with a playgroup and after-school club, village hall and church in addition to the Royal George Hotel. This area is extremely well serviced for the commuter and for those seeking a semi-rural lifestyle with convenience, in very recent years Elkstone, just one mile away, has become a sought after destination spot well known for its Padel courts, Knead bakery, Jesse Smith Butchers, coffee shop and boutiques.

AGENTS NOTES

Mains water, Mains electric, Oil-fired central Heating, Private drainage.

DISTANCES

Leckhampton 4 Miles Cheltenham c5.8 miles | Stroud 10 miles | Cirencester 10.5 miles | Gloucester 10.8 miles | Swindon 34 miles | Bristol 45 miles | Birmingham 69 miles.

ADDITIONAL INFORMATION

Council Tax Band: G

EPC D



Larch House

Approximate Gross Internal Area = 209.4 sq m / 2254 sq ft
Garage = 85.2 sq m / 917 sq ft
Total = 294.6 sq m / 3171 sq ft

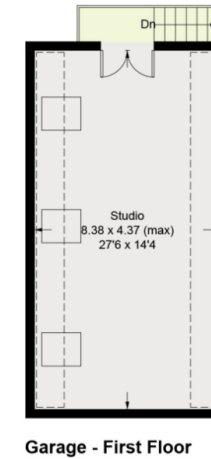
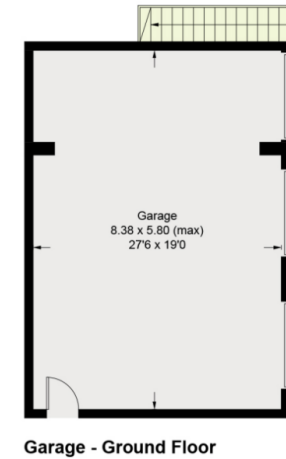
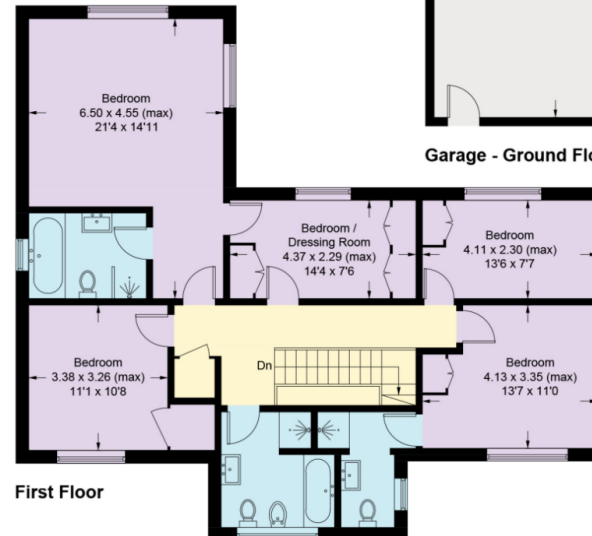
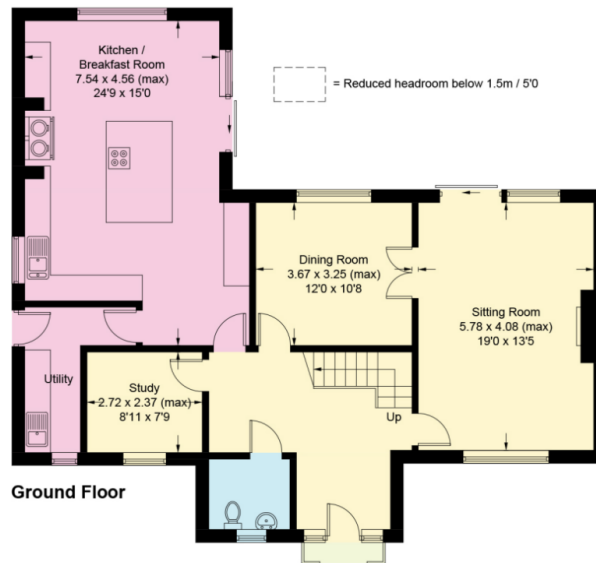


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1121089)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	59
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC