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Long Acre

Brimpsfield, Gloucestershire, GL4 8LF

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A beautifully presented single-storey contemporary property in a rural location on the top of the Cotswold escarpment nestled within a beautiful and private plot of c.2 acres

- Entrance hall
- Sitting room
- Kitchen/Breakfast room
- Utility room
- Dining room
- Office
- Principal bedroom with ensuite
- Guest bedroom with ensuite
- Two further double bedrooms
- Family bathroom
- Ample parking
- Double garage
- 40'5 x 27'9 Modern barn

Located along a semi-rural lane in the Parish of Brimpsfield, Long Acre enjoys the absolute best of both worlds with miles of open countryside on the doorstep and excellent access to main communication links to larger towns and major centres.

Externally, the property is a delightful and contemporary single-storey home, designed entirely for its 2-acre plot and broader rural scene. Internally, it is a modern home that the current owners have substantially extended with an eco-responsible approach that runs throughout the property to include external insulation, high efficiency wood-burning stoves, double glazing, photo-voltaic solar panels and a ventilation system with heat recovery capability.

From the lane, a large gateway adds to the feeling of privacy and opens up to the generous driveway and substantial garaging. Upon entering, there is an immediate sense of light and space, with a hallway that introduces the reception rooms to include a home office to the front and to the rear, a formal dining room. The kitchen/breakfast room is a lovely space, fitted with a range of oak units under silestone work surfaces with a useful breakfast bar. A utility room can be found just off the kitchen.



The sitting room is the heart of the house, with oak flooring running underfoot and bi-fold doors that open to the rear terrace and gardens beyond.

There are four double bedrooms, three of which have limestone heated flooring, with the principal bedroom having a luxurious ensuite bathroom and dressing area, whilst the guest bedroom has an ensuite shower. A family bathroom serves the remaining two bedrooms.

Outside:

The grounds are a fundamental element to the overall feel of the house, providing a beautiful backdrop that is utterly private.

Extending to c. 2 acres, the grounds are an expanse of lawn with beautiful broader countryside scenes flanking the curtilage of the plot and providing a scenic vista from the house and grounds. A paved terrace runs across the rear of the house with steps down to a sheltered 'sunken' seating area. Within the plot is a modern barn which is ideal for storage of vehicles, garden equipment or for use as a party barn, workshop or adapted to be a home gym/office in addition to a double garage and parking.

Situation:

The house is nestled in the most glorious spot, to the edge of Brimpsfield, a lovely Cotswold village, a mere 7 miles to South of Cheltenham. Set in an elevated position, within an Area of Outstanding Natural Beauty, this charming community is surrounded by beautiful landscapes. Well known for its walking and riding countryside, some of the best in the area, with the Cotswold Way trail running alongside it. 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.

Brimpsfield has its own pop-up pub, Wheelers, which runs every Friday in the village hall. There are also regular events such as the village show and the harvest supper, as well as carol singing around the village Christmas tree, all of which bring the whole village together.

Agents Notes: Mains water, Mains electric, Oil-fired central Heating, Private drainage, Solar panels, Gigaclear.

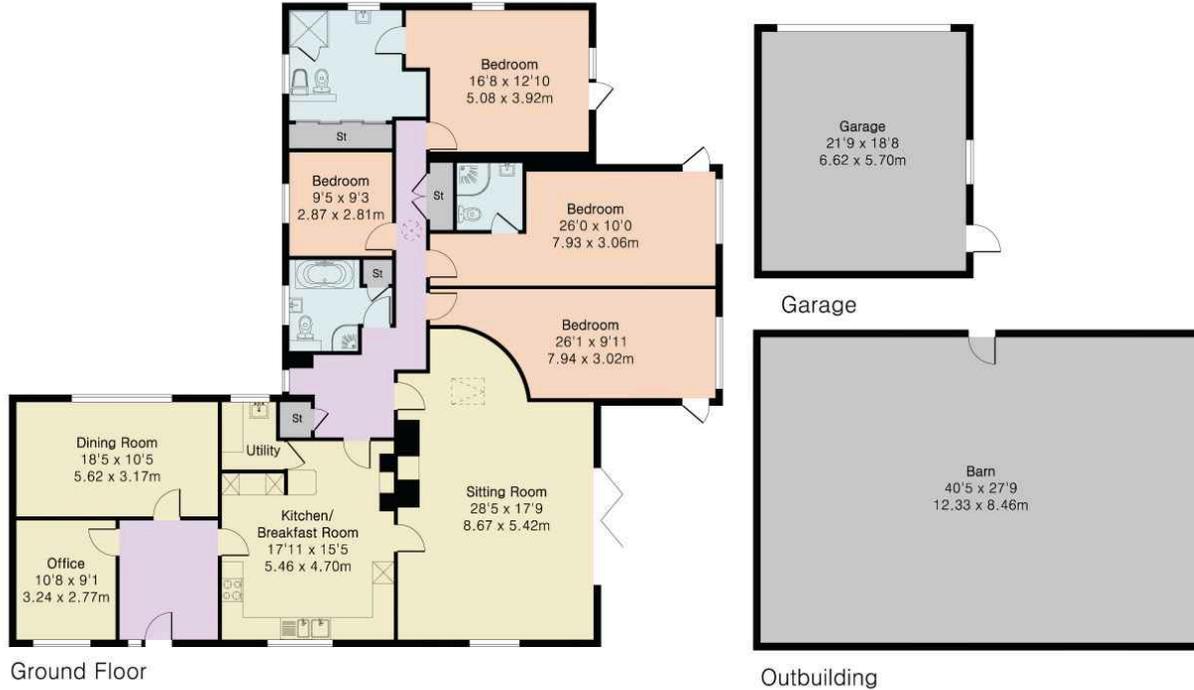


Approximate Gross Internal Area 3871 sq ft - 360 sq m

Ground Floor Area 2343 sq ft - 218 sq m

Garage Area 405 sq ft - 38 sq m

Outbuilding Area 1123 sq ft - 104 sq m



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

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Energy Efficiency Rating		Current	Potential
None energy efficient - Seven running costs			
(92+)	A		
(81-91)	B	87	91
(69-80)	C		
(55-68)	D		
(49-54)	E		
(35-48)	F		
(1-34)	G		
Not energy efficient - Higher running costs			
England & Wales		EU Directive 2002/91/EC	