

BERRYMAN'S



BERRYMANS, ELKSTONE, CHELTENHAM, GL53 9PB

A FABULOUS COTSWOLD HOME IN THE HEART OF THE VILLAGE

DESCRIPTION

Berrymans is a beautiful Cotswold stone detached family home in the heart of the picturesque village of Elkstone. Elegantly renovated and extended over the years, this welcoming home provides generous living accommodation of approximately 2500 sqft in a private and attractive setting.

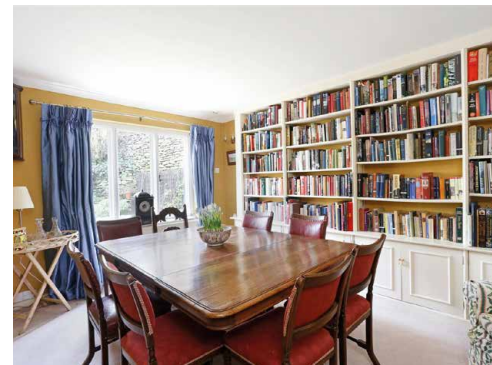
The kitchen/ breakfast room, with its cream Aga and French doors leading to the terrace and rear garden, is fabulous for everyday living and as the heart of the home it is ideal for entertaining family and friends. The living room, with exceptional original features such as the inglenook fireplace with wood burner and exposed oak beams, is a superb room in which to relax and unwind with a good book in front of the fire in the colder months. The adjoining dining room works very well for more formal entertaining. The ground floor includes a very handy boot room alongside the utility room and a cloakroom.

Upstairs, accessed via two separate staircases, the first floor comprises the master bedroom with en suite bathroom and dressing area, three further double bedrooms and a family bathroom. The rooms have been thoughtfully laid out to provide ample discreet storage and an abundance of natural light throughout.

Outside the garden is a haven of peace and tranquillity, predominantly laid to lawn and interspersed with herbaceous borders and terraced flower beds overlooking the outdoor dining area. The top of the garden is home to an orchard offering a variety of fruit trees. The sitting room with its French doors provides access to an additional south-facing terrace and a walled garden, superbly private and a wonderful sun trap.

To the front of the house is a detached home office with super fast broadband and ample private parking on the enclosed gravel driveway.

ENTRANCE HALL • SITTING ROOM • DINING ROOM • KITCHEN/ BREAKFAST ROOM
CLOAKROOM • BOOT ROOM & UTILITY • FOUR BEDROOMS • TWO BATHROOMS
OFFICE • PRIVATE PARKING • TERRACES & GARDENS





GENERAL INFORMATION

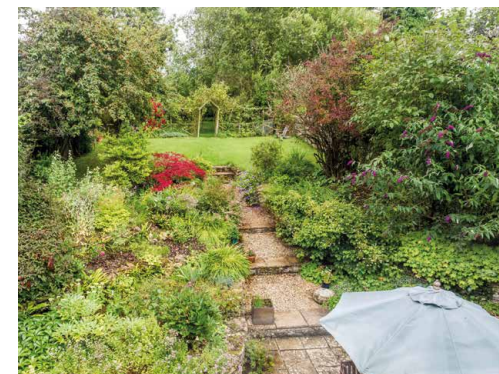
Tenure: Freehold

Services: Mains water and electricity.
Private drainage. Oil-fired central heating.

Postcode: GL53 9PB.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
01285 643000. Council Tax Band G. EPC rating E.



LOCATION

Berrymans is situated in the heart of the beautiful Cotswold village of Elkstone. The village boasts wonderful open gardens each year and the Green Dragon pub is a short drive away towards Coberley. The nearby village of Colesbourne hosts a garage, post office and shop, while stunning Cowley Manor, offering wonderful spa facilities, is just over a mile away.

Conveniently situated, the property is close to Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés, a handy Waitrose and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Sporting opportunities are abundant with nearby golf courses in Cheltenham, Cirencester, Minchinhampton, and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with an exceptional selection of state, grammar and private schools such as Coberley CofE Primary School, Powell's, Deer Park, Kings Hill, Hatherop Castle, Beaudesert Park, Pate's, Cheltenham Colleges and Dean Close to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

CHELTEMHAM 7 MILES
CIRENCESTER 7 MILES
KEMBLE STATION 11 MILES (LONDON
PADDINGTON 75 MINS)
SWINDON 24 MILES
M4 (JUNCTION 15) 26 MILES
M5 (JUNCTION 11A) 12 MILES
All distances and times are approximate

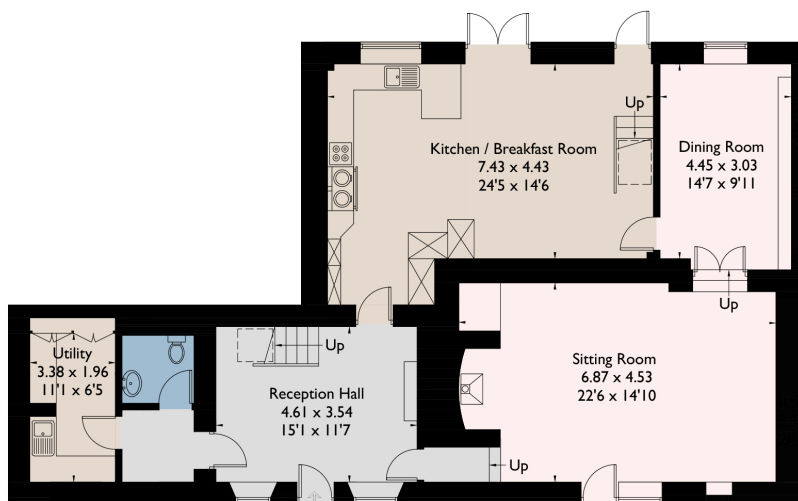


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Approximate Gross Internal Area = 227.6 sq m / 2450 sq ft

Garden Office = 15.1 sq m / 162 sq ft

Total = 242.7 sq m / 2612 sq ft

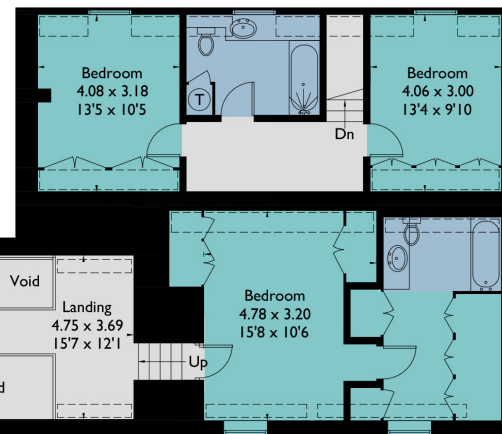


Ground Floor



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



First Floor

FLOORPLANZ © 2017 0845 6344080 Ref: I82064

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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