



**Wells Road, Eastcombe, Stroud, GL6 7EE**  
**£750,000**

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**EXCLUSIVE**



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## £750,000

Springfield Cottage offers a rare opportunity to purchase a character home in the heart of Eastcombe, presented by Hunters Estate Agents Stroud. Dating back to the 1850s and set within a conservation area, this charming property enjoys wonderful valley views and blends period appeal with modern comfort. The accommodation begins with an inviting entrance reception leading to a cosy sitting room featuring a multi-fuel burner. A separate dining room, also with a multi-fuel burner, provides an ideal space for family gatherings. The modern kitchen/breakfast room is a standout feature, complete with an island, a bespoke larder cupboard, and lovely outlooks across the valley. A practical downstairs shower room and WC complete the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom. Outside, the property continues to impress. The garden enjoys a pleasant aspect, while the driveway offers generous parking for up to four vehicles. To the rear, integral to the main building, is a substantial tandem double garage—formerly a coach house—alongside a workshop equipped with light and power, ideal for hobbies or storage.





## Amenities

Eastcombe is a popular, historic village situated on high ground within an Area of Outstanding Natural Beauty between Stroud and Cirencester. The village offers a store/post office, pub, the highly regarded Eastcombe Primary School and Thomas Keble Academy School. Scenic routes wind through picturesque countryside and connect to the major centres of Cheltenham, Gloucester, Cirencester, and Stroud. Mainline rail services operate from both Stroud and Kemble, providing direct links to London Paddington. Stroud hosts an award-winning farmers' market every Saturday, attracting visitors from far and wide. The area also benefits from excellent schooling, including a range of independent and state schools, and two grammar schools.

## Entrance Reception Room

A flexible space with a stone chimney breast with cupboard and shelves within. Tiled flooring, 2 double glazed windows (1 Fixed). Staircase with understairs cupboard.

## Sitting Room

Engineered oak flooring, 3 double glazed windows over a triple aspect with valley views, 2 radiators, cast iron fireplace with surround multi fuel burner and hearth. Recess with bookcase.



## Shower Room/WC

Corner shower with rainfall shower head and shower handset, modern extractor fan. Heated towel rail, WC, wash basin with tiled splash backing, high-level shelf, frosted aluminium double glazed window.

## Dining Room

2 aluminium double glazed stone mullion windows one with a window seat and valley views, the other a fixed window with shutters. Two radiators, double glazed French doors onto a small terrace with distant views. Engineered oak flooring, multi fuel burner to a stone chimney breast, shelving into alcove, doors to entrance reception and kitchen.

## Kitchen Breakfast Room

A selection of base units with cupboards and drawers, oak and quartz worktops and a wonderful corner larder cupboard. Four double glazed aluminium windows, engineered oak flooring, 2 radiators, stable door to side. wine rack, bookshelf. Central Island unit, breakfast bar, Valiant gas fired boiler set into cupboard.

## First Floor Landing

Stone wall feature, radiator, glass wall feature into the bathroom, laminate flooring.



### Bedroom 3

2 double glazed windows, one of which is fixed. Exposed wooden flooring, radiator, stone mantle to chimney breast, double glazed window with shutters.

### Master Bedroom

Three double glazed windows, one with shutters, Valley views, exposed floorboards, built-in-wardrobes, radiator.

### Bedroom 2

3 UPVC double glazed windows one of which is fixed, stonewall feature, countryside views, radiator, shelved recess.

### Bathroom

A white suite comprises a low-level WC, pedestal basin, panelled bath with telephone style mixer tap and shower handset. Chrome heated towel rail, UPVC double glazed window, part tiled brick effect feature walling, laminate flooring.

### Outside



### Gardens

The majority of the garden is located to the front of the property with parking to the side. The bulk of the garden is laid to lawn with a variety of trees, flower, and shrub beds. There is a patio adjacent to the house with tap and a vegetable plot to the side. Pergola with patio under, shed, secondary hexagonal patio . A gate leads to an area with log store.

### Garage & Workshop Store

Integral and under the property is a wonderful large tall garage with access through double hung doors. Alongside this is a large workshop with power and light. There is also additional parking on the driveway in front of the garage and workshop to the rear of the house.

### Driveway Parking

There is private driveway parking for four cars. A low wall and picket fence leads through to the house and garden.

### Tenure

Freehold

Council Tax Band E



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## Agents Notes



Planning Ref: 2015/1901/WIG Decision August 2015. There is planning for the conversion of the garage into a room accessed from the main accommodation.

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

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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## **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
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