



## 24 Bearsfield, Bisley, Stroud, Gloucestershire, GL6 7DB

### £500,000 Guide Price

Set in the heart of the Cotswolds we are delighted to present this rare opportunity to acquire an extended four bedroom family home, set in the peaceful village of Bisley. This beautiful property has been lived in and cherished for the past 30 years by one family, this home has been extended over time to provide a spacious accommodation spread over two floors. Through the entrance you will step into the open hallway with stairs leading up to the first floor on your right and the ground floor WC directly to your left. The large dining room is straight ahead which leads on into the spacious kitchen which has been tastefully finished in solid oak. A breakfast bar sits at the end of the kitchen and this and the dining room both look out to the rear of the property and its beautifully finished garden. To the left of the dining room we have the main living room with stone fire place and large double French doors that open to the rear patio and lawn. Moving right along the hallway you will find a second living space. This could be a play room, a snug, or simply another living room. Finally, we have a utility/wet room. With access from the side of the house this is a great space to leave behind any wet boots and cloths after returning home from a walk in the beautiful surrounding countryside. On the first floor we have four double bed rooms. Bedroom four is at the top of the stairs, currently being used as an office. It has a single built in cupboard for storage and is forward facing. Next we have bedroom three which faces the rear of the property and is fitted with a double built in wardrobe. Moving along the expansive landing is bedroom two, which again is rear facing and benefits from a double fitted wardrobe. The main bathroom faces the front of the property and is tastefully finished with shower bath, wash hand basin and toilet. The large master bedroom sits at the west side of the property looking out over both front and rear aspects. It benefits from an ensuite, which consists of a walk in shower, toilet and wash hand basin. You will find a towel cupboard along the landing and access to the loft via pull down ladders. Subject to the correct planning consent, the loft provides scope for further development. It has a great useable space that runs the length of the property. To the rear of the property the garden has been lovingly maintained. A large lawn sits between a stylish decked area and a patio, all

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surrounded by mature trees, plants and shrubs. The entire property backs onto a field and is in a lovely, peaceful setting. To the front of the property is again a beautifully kept fenced in garden, next to which stands space for three vehicles.

Location: Bisley is a beautiful, picturesque village set high on the Cotswolds overlooking the valley of the Stroudwater or River Frome. Its church and other buildings date back hundreds of years and are steeped in history. It offers true country living while remaining within close proximity of local towns. Four miles from Stroud, twelve miles from Cheltenham and ten miles from Cirencester, with local shops, two pubs, a primary and secondary school and close links to the M5 and M4 motorways, Bisley really does offer something for everyone.



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