



SawyerS
Sales & Lettings

**Foxglove Cottage, Zion Hill, Ruscombe,
Stroud, Gloucestershire, GL6 6DB
Price £220,000**

Foxglove Cottage, Zion Hill, Ruscombe, Stroud, Gloucestershire, GL6 6DB

A charming end terraced cottage, located in an enviable, elevated setting with breathtaking views. Character features throughout. Generous gardens. No Chain.

Sawyers Estate Agents are pleased to bring to the market this charming one bedroom character stone cottage occupying an enviable, elevated position within this semi-rural setting with far reaching views over the village and beyond. Internally the accommodation is arranged over two floors, the ground floor consists of a sitting room with feature fire place with log burner and a separate fitted kitchen. Upstairs you will find the bedroom, useful study/dressing room and separate shower room.

Benefits include double glazed windows and electric heating. Character features can be found throughout and include exposed timbers and stone work. Outside you will find the pleasant raised patio terrace enjoying breathtaking views across the surrounding valleys along with a sloped garden to front. A pathway leads to an additional generous garden area which is mainly laid to lawn interspersed by mature shrubs with decked seating area. The property is in need of some updating giving purchasers the opportunity to put their own stamp on it. Early viewing highly recommended to avoid missing out. No Chain.

Amenities: Pleasant walks can be enjoyed within Ruscombe. The nearby village of Whiteshill has a primary school, public house, shop and a regular bus service to both Stroud and Gloucester. Stroud town centre is approximately two miles away. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. Stroud's Railway station provides main line service to London and Gloucester. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Sitting Room 3.11m (10'2") x 3.07m (10'1")

Timber stable style door to front, double glazed window to front, double glazed window to side, stairs to first floor, exposed beams, exposed stone work, fireplace with wood burner, electric storage heater and tiled floor.

Kitchen 3.08m (10'1") x 1.3m (4'3")

Timber door to rear, double glazed window to rear, double glazed window to side, exposed beam, range of fitted wall and base units complemented with roll edged work surfaces, stainless steel single drainer sink unit, tiled splash backs, space for electric cooker, plumbing for washing machine, useful under stairs storage and tiled floor.

First Floor

Landing

Access to loft, over stairs storage, electric storage heater and timber floor.

Bedroom 3.04m (10'0") x 1.89m (6'2")

Two double glazed windows to front, wall light point, electric wall heater and timber floor.

Study/Dressing Room 3.11m (10'2") x 1.32m (4'4")

Double glazed window to rear, exposed beam, electric heater and timber floor.

Shower Room 2.09m (6'10") x 1.78m (5'10")

Double glazed window to side, shower cubicle with electric shower, low level W/C, wall mounted wash hand basin, tiled splash backs and timber floor.

Outside

Gated steps and path lead to the front door, pleasant raised patio terrace enjoying breathtaking views across the surrounding valleys, sloped garden to front, outside light and outside cold water tap. A pathway leads to an additional generous garden area which is mainly laid to lawn interspersed by mature shrubs with decked seating area and space for garden shed.

Material Information

Title Number: GR175345
Tenure: Freehold
Conservation Area: No
Designation: AONB
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: B
Annual price £1,843
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Flood Risk: Very Low Risk
Mobile coverage: EE, Vodafone, Three, O2 (average)
Broadband Speed: Basic (4 Mbps) Superfast (73 Mbps) Ultrafast (1000 Mbps)

Rights of way: We are advised that the neighbouring property has right of way over part of the pathway. The property also benefits from a right of way over the neighbours garden to the additional garden area.

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

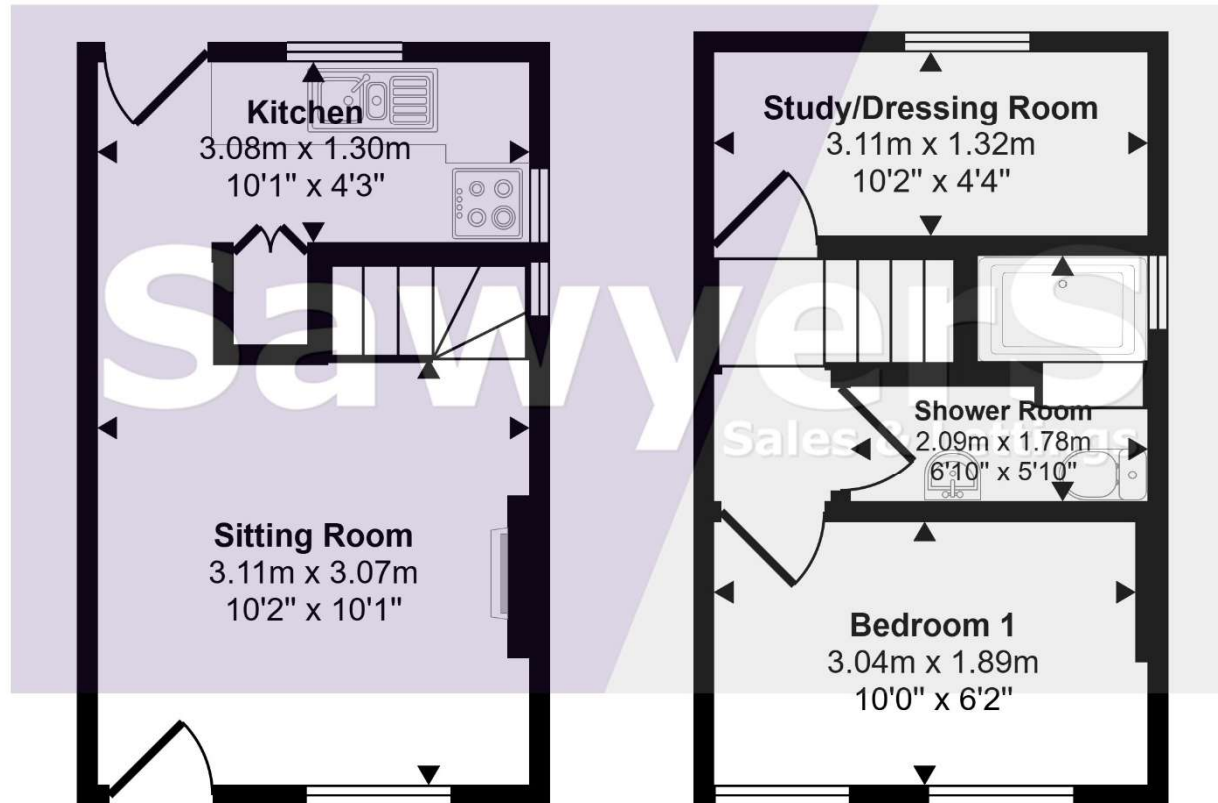
Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647
info@sawyersestateagents.co.uk

Directions


For SAT NAV use: GL6 6DB

Approx Gross Internal Area
33 sq m / 351 sq ft



Ground Floor
Approx 16 sq m / 174 sq ft

First Floor
Approx 17 sq m / 178 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyer's Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

