

SawyerS
Sales & Lettings

Woodside, The Close, Ruscombe,
Stroud, Gloucestershire, GL6 6DE
Offers in Excess of £600,000

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Sawyers Estate Agents are pleased to bring to the market this charming three bedroom detached character stone cottage, occupying an enviable elevated position within this semi-rural setting and enjoying far reaching views across the village and surrounding valleys. The property offers well balanced accommodation arranged over two floors, combining attractive character features with practical living space.

While requiring a degree of decorative modernisation, the property presents an appealing opportunity for purchasers looking to put their own stamp on a home and create a property suited to their individual tastes and requirements

Accommodation

Arranged over two floors, the property is entered via a hallway with stairs rising to the first floor. The sitting room provides a welcoming reception space, featuring exposed stonework and timber beams, together with a wood burning stove which creates an attractive focal point. A separate dining room offers further reception space, again enjoying considerable character with exposed stone work, exposed timbers and a feature fireplace.

The modern farmhouse style kitchen is fitted with a range of wall and base units, incorporating a Belfast style sink and a feature fireplace with exposed stonework and timber, providing an ideal setting for the range style cooker. There is plumbing for a dishwasher and space for a fridge/freezer. The kitchen/breakfast room leads through to a useful utility/boot room, fitted with a range of wall and base units, a butler style sink, plumbing for a washing machine and space for a tumble dryer. The utility room further provides access to a cloakroom. An adjoining workshop offers significant additional storage capacity or potential for alternative uses.

Upstairs, the spacious first floor landing provides access to three well proportioned bedrooms and the family bathroom, with sufficient space to incorporate a useful home office area. Bedroom two benefits from a useful shower incorporated within a recessed area, together with a wall mounted wash hand basin.

Design and Features

The property benefits from double glazing and gas central heating, providing a comfortable living environment throughout. A wealth of character features can be found within the property, including exposed stone work, attractive timber beams and feature fireplaces, all of which contribute to the cottage`s charm and individual appeal.

The property successfully combines traditional character with the convenience of modern facilities, making it an appealing home for those seeking a distinctive period property within a pleasant semi-rural setting.

Gardens and Grounds

The property enjoys beautifully arranged tiered gardens, thoughtfully designed to maximise the spectacular valley scenery and far reaching views from its various patio and lawn areas. A raised patio terrace provides a particularly pleasant spot to sit and enjoy the surrounding countryside, while further lawn and seating areas offer additional outdoor space.

The gardens are further enhanced by a summer house, benefitting from power and lighting, together with three useful garden sheds providing additional storage. Mature fruit trees add further interest and include four apple trees, a cherry tree and a pear tree, creating an attractive and established outdoor environment.

Parking

The property benefits from two dedicated parking spaces, approached via the Bridle Way from Lightwood Lane and exiting via Zion Hill. Please refer to our directions for further details regarding access.

Location and Lifestyle

Pleasant walks can be enjoyed within the immediate area, making this an appealing location for those seeking a balance of rural surroundings and convenient access to nearby amenities. The nearby village of Whiteshill offers a range of everyday amenities.

Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the Five Valleys amidst the renowned Cotswold countryside. The town offers a blend of rich industrial heritage and contemporary amenities, with a bustling street market alongside town centre shopping, pubs, restaurants and bistros. The area is well served by excellent schools catering for all ages, together with good local bus services. Stroud`s Railway Station provides mainline connections to London and Gloucester, while the M5 motorway is also within convenient reach, offering access to the larger cities of Gloucester, Cheltenham and Bristol.

Education and Connectivity

The area is well served by a selection of schools catering for all ages and abilities, with a primary school available in the nearby village of Whiteshill and further educational facilities within Stroud and the surrounding villages.

Regular local bus services provide connections to Stroud and Gloucester, while Stroud Railway Station offers mainline rail services to London and Gloucester, making the area convenient for commuters and those travelling further afield. The nearby M5 motorway provides access to Gloucester, Cheltenham and Bristol, offering convenient links for both business and leisure.

Material Information

Title Number: GR141741
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: E
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Below Average)
Broadband Speed: Basic (3 Mbps) Superfast (55 Mbps) Ultrafast (1000 Mbps)

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

Directions

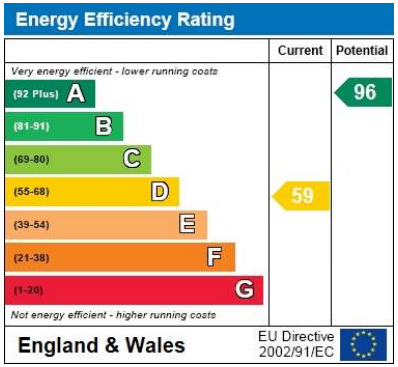
For viewing purposes, due to the secluded position, we recommend parking at the bottom of Zion Hill (For SAT NAV use: GL6 6DB). This is where our For Sale board is located. The agent will meet you at this point and walk you to the property.

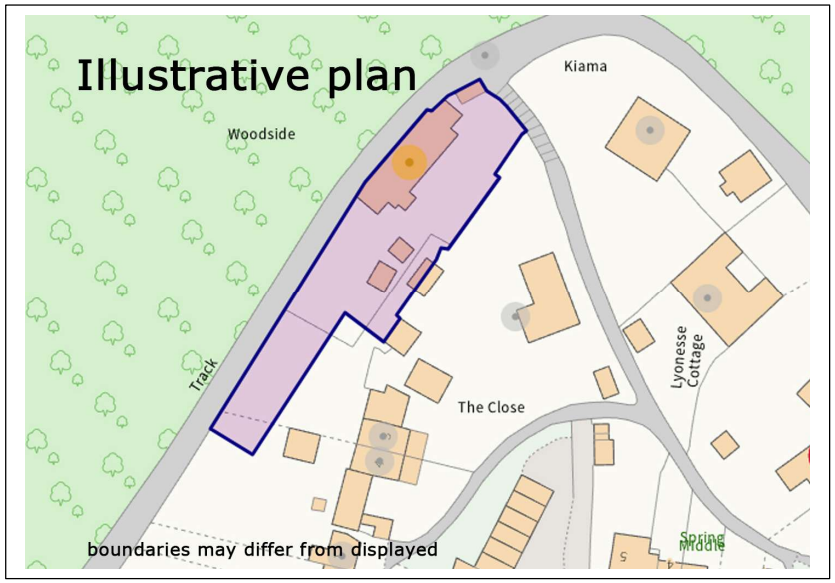
Anti-Money Laundering (AML)

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) & Sanction checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

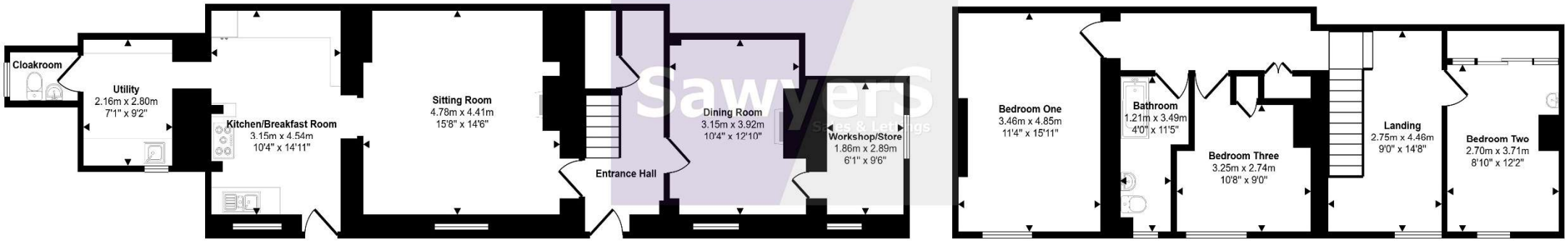
Selling Agent

Sawyers Estate Agents
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Approx Gross Internal Area
155 sq m / 1672 sq ft



Ground Floor
Approx 87 sq m / 933 sq ft

First Floor
Approx 69 sq m / 739 sq ft

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. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.







