



Glen Cottage Cowswell Lane, Bussage, Gloucestershire, GL6 8AU
Guide Price £250,000



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CASH BUYERS ONLY - Detached character cottage set in a delightful village location with stunning views across the valley and open countryside. The exterior is complemented by well presented accommodation offering a spacious entrance hallway, sitting room with feature fire, kitchen/dining room, family bathroom, two double bedrooms, terraced gardens and off street parking for one car.

ENTRANCE DOOR & HALLWAY, STAIRS TO THE FIRST FLOOR, DOORS TO ALL OTHER ROOMS, SITTING ROOM WITH FEATURE FIREPLACE, KITCHEN/DINING ROOM WITH FITTED KITCHEN, LANDING, FAMILY BATHROOM, TWO DOUBLE BEDROOMS, VIEWS, GAS CENTRAL HEATING, OFF STREET PARKING, TERRACED GARDENS WITH STUNNING VIEWS ACROSS THE VALLEY, LAWNED GARDEN WITH STONE BUILT SHED, FURTHER STORAGE. VILLAGE LOCATION AND OFFERED CHAIN FREE.

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Email: nailsworth@peterjoy.co.uk





Description

Glen cottage is a charming character property set in a quiet spot in Old Bussage, the accommodation, which is arranged over two floors comprises a spacious entrance hallway with feature tiled floor and doors to all other rooms, good size sitting room with feature fireplace, kitchen/dining room with a contemporary style fitted kitchen, landing, family bathroom and two double bedrooms with views to the front. Further benefits include gas central heating, partial double glazing and being offered with no onward chain. Cash buyers only.

Outside

Terraced and landscaped gardens with steps leading up to a lawned garden, a pathway leads to the stone built storage with potential to develop. The top terrace offers a shed and the perfect sitting spot to take in the views across the valley to fields and open countryside. There is a gated driveway with further storage and off street parking for one car.

Location

The property is located on the Brownhill/Chalford border. Brownhill is a popular hill top village a few miles East of Stroud with countryside walks on the door step. It, along with the neighbouring villages of Chalford, Bussage and Eastcombe, enjoys a bustling village community, with several excellent primary schools, three Cotswold pubs, GP surgery, pharmacy, a superb secondary school, a post office and shops in the area. A wider range of facilities are available at Stroud, Nailsworth and Cirencester and include shops and amenities, schools and colleges, a leisure and sports centres, and an award winning weekly farmers market in Stroud. There are main line railway stations at both Stroud and Kemble with a direct service to London (Paddington), taking around 75 minutes from Kemble. Cheltenham, Bristol and Swindon are all within easy daily commuting distance.

Directions

From Stroud take the A419 London Road towards Cirencester. After approximately three miles turn left into Toadsmoor Hill sign posted Bussage/Eastcombe. Turn right at the top of the hill into The Ridgeway, proceed straight on for half a mile to red telephone box on right hand side, take second right into Cowswell Lane, proceed down and bear round to the right where Glen Cottage can be found on the right hand side.

Agents Note

We have on file a structural engineers report dated August 2021 and a Helibeam System Approved installer guarantee for advised works which were completed in January 2023. Copies of all reports and guarantees are available upon request.

Tenure

Freehold

Council Tax Band

Band = D

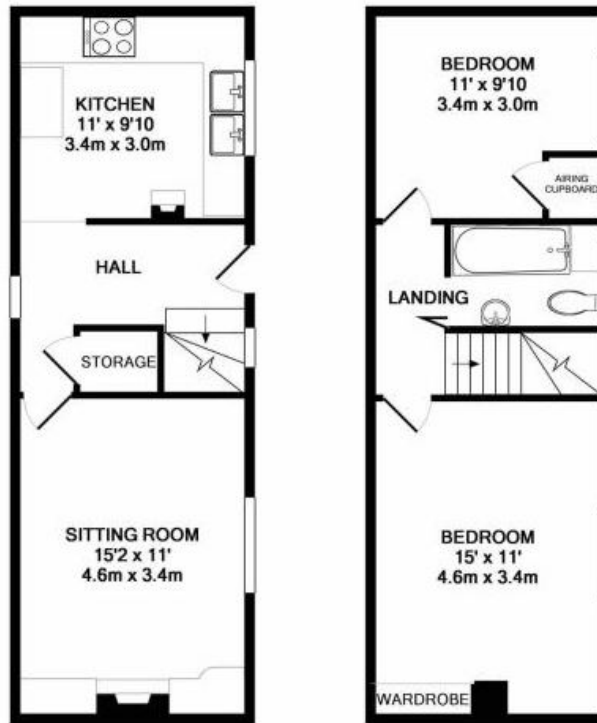
Services

The vendor has informed us that all mains services are connected.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

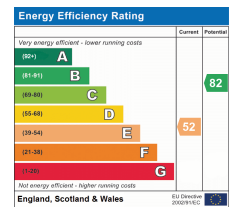




GROUND FLOOR
APPROX. FLOOR
AREA 364 SQ. FT.
(33.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 361 SQ. FT.
(33.6 SQ.M.)

GLEN COTTAGE, BUSSAGE
TOTAL APPROX. FLOOR AREA 726 SQ. FT. (67.4 SQ.M.)
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.