



12 The Ridge, Bussage, Stroud, Gloucestershire, GL6 8HD
£450,000



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A four-bedroom detached home positioned on the edge of Bussage. This well-presented property offers off-road parking, a garage and views across the Toadsmoor Valley. Further benefits include a good-sized rear garden and flexible accommodation across two floors.

ENTRANCE HALLWAY, SITTING ROOM/DINING ROOM, KITCHEN, UTILITY, DOWNSTAIRS SHOWER ROOM, FOUR BEDROOMS, TWO BEDROOMS WITH BUILT IN WARDROBES, FAMILY BATHROOM, VIEWS, OFF ROAD PARKING, GARAGE, REAR GARDEN, SITUATED ON THE EDGE OF BUSSAGE.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

Situated on the edge of Bussage, with lovely views across the Toadsmoor Valley, is this well-presented four-bedroom detached family home. Further benefits include off-road parking, a garage and a good-sized rear garden. Entering the property into the hallway, doors radiate to all ground floor rooms. The spacious sitting/dining room features French doors leading to the garden and a cosy wood burner, while the dining area enjoys a large window overlooking the valley. The kitchen/breakfast room offers a range of wall and base units, with access to a separate utility room and a door leading to the rear garden. Completing the ground floor is a family shower room. On the first floor, there are four good-sized bedrooms. The main bedroom features front-aspect views and built-in wardrobes, while the second bedroom also benefits from wardrobes. All four bedrooms share access to a family bathroom.

Outside

Gardens are located to both the front and rear of the property. The front offers off-road parking for several cars and access to the garage, along with a lawn and mature shrubs. The enclosed rear garden features a patio, lawn and well-established borders.

Location

Bussage, along with neighbouring villages Chalford, Brownshill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, a GP surgery, pharmacy, a post office and a shop in the area. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via the A419 London Road and after a couple of miles turn left into Toadsmoor Road signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Take the next right hand turn continue along the road and the property can be found on your left denoted by a Peter Joy for sale sign.

Property Information

The property is freehold and has gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services include standard, superfast and ultrafast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

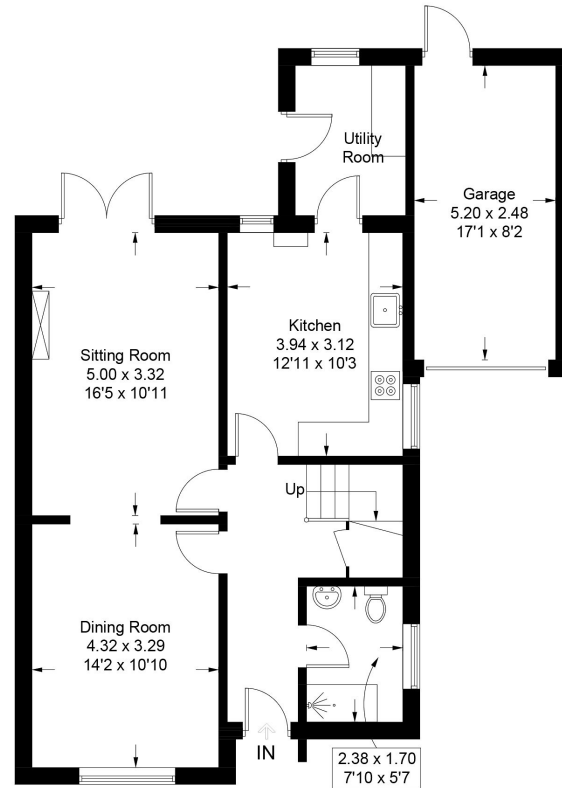
Local Authority

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

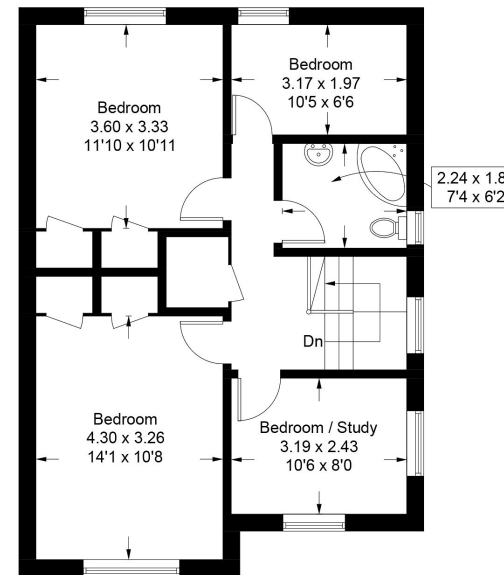


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Approximate Gross Internal Area = 124.8 sq m / 1343 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 137.9 sq m / 1484 sq ft



Ground Floor



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (125083)

Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92-100) A	7480
(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, Scotland & Wales	
EU Directive 2002/91/EC	

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.