



Wall Cottage, The Close, Ruscombe, Gloucestershire, GL6 6DE  
£420,000

**PETER JOY**  
Sales & Lettings





## Wall Cottage, The Close, Ruscombe, Gloucestershire, GL6 6DE

A wonderful example of a three bedroom detached extended Cotswold stone cottage situated in an elevated position in the picturesque village of Ruscombe with flexible accommodation, stunning views with good size gardens surrounding the plot.

ENTRANCE PORCH, 17' SITTING ROOM WITH WOODBURNER, KITCHEN/BREAKFAST ROOM WITH ACCESS TO GARDEN, 11' SECOND RECEPTION/BEDROOM, 11' SECOND BEDROOM, 8' BEDROOM WITH STORAGE, BATHROOM, SUN ROOM/CONSERVATORY, SHOWER ROOM, 13' MAIN BEDROOM WITH JULIET BALCONY, SIDE COURTYARD GARDEN, LEVEL LAWN AREA, SURROUNDING GARDENS, SHED/OUTBUILDING WITH POWER, GAS CENTRAL HEATING, SOUTHERLY VIEWS & WALKS NEARBY.



Viewing by appointment only

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

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### Description

A beautiful detached Cotswold stone cottage set in a brilliant elevated position in Ruscombe. Ruscombe benefits from woodland walks, a church and shares a village shop with neighbouring Whiteshill. The property is built using traditional methods and the extended accommodation is arranged over two main floors. The accommodation, which is in need of some updating, comprises an entrance porch/hall, a 17' living room with two windows and woodburning stove which leads through to a kitchen breakfast room with access to the pretty side courtyard garden on the ground floor. On the first floor is a landing, with steps up to the bathroom, 11' dual aspect second reception room/occasional bedroom with Velux windows, an 11' second bedroom and an 8' bedroom/study with a built in cupboard. To the right hand side of the landing with steps up into the extension is a lovely wooden framed 11' sun room/conservatory with access to the garden, a shower room with w/c and a 13' dual aspect main bedroom with Juliet balcony and Velux window. There are plenty of windows throughout the property but those to the front enjoy sunny southerly views towards Selsley and Middleyard so are particularly enjoyed in the main bedroom, second bedroom and the garden above. The property benefits from gas central heating as well as character features including the Cotswold stone façade, exposed stone fireplace and woodburner as well as the wooden flooring. The current vendor has improved the property by rebuilding the retaining wall to the front of the property, extending over the kitchen to provide the main bedroom, building the sun room to replace a conservatory as well as rebuilding the stone shed at the rear.



### Outside

The interior is complemented by having surrounding gardens which offer different spaces to enjoy. To the front of the property is a level lawn area with various hedges and a stone chipped area. Off of the kitchen is a level, private courtyard garden perfect for al-fresco dining. Off of the conservatory is the rest of the garden which includes a lawned area with a well stocked border behind with a variety of established plants, with some lovely colour. This is edged with Cotswold stone, with a stone seat built in at the very end - the perfect place to sit and admire the outlook. There is also a stone built bike shed, and a wooden shed with power. The garden is a major feature in the charm of the property and with the immediate views down the valley - they need to be seen to be appreciated.

### Location

Ruscombe benefits from woodland walks, a church and shares a village shop with neighbouring Whiteshill that enjoys a village pub, well established primary school, playing field with playground and a church. Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers' market 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 Cainscross Road and take the third exit off of the Cainscross roundabout signposted Whiteshill. Proceed to the mini roundabout and take the first exit proceeding up the hill into Whiteshill. Pass the school on the left hand side and approximately 75 metres after the school turn left into "Ruscombe Road". The road turns into "Lower Street", follow this round the valley to the left, when it bends to the right the property can be found up above on the right hand, look out for the road sign "The Close – leading to Woodside Terrace".

### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast. EE offer a good mobile voice and data service, although service from other providers may be limited.

### Local Authority

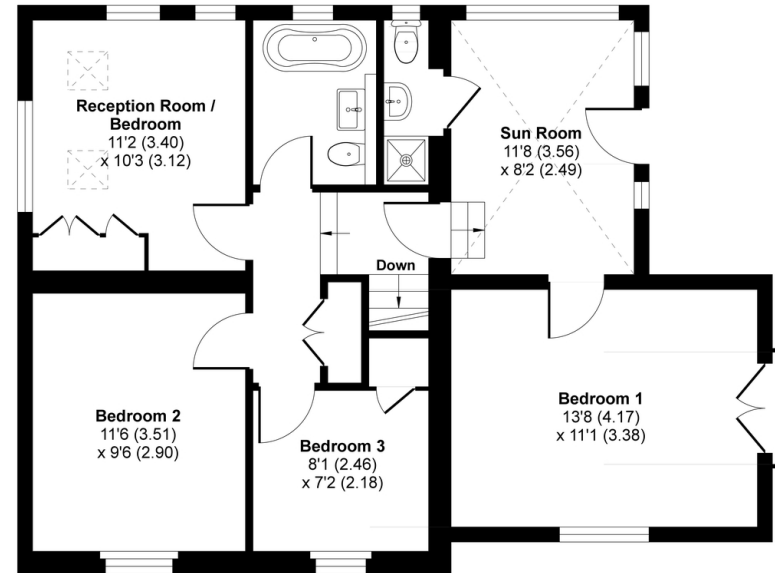
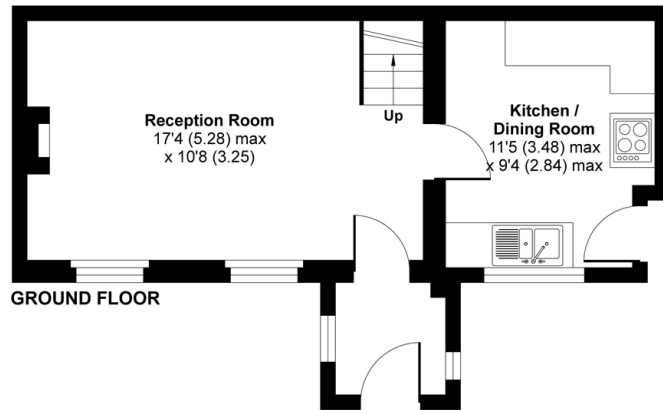
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# Wall Cottage, The Close, Ruscombe, Stroud, GL6

Approximate Area = 1011 sq ft / 94 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Peter Joy Estate Agents. REF: 654578

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.