



Glen Cottage Cowswell Lane, Bussage, Gloucestershire, GL6 8AU  
Price Guide £350,000





## Glen Cottage Cowswell Lane, Bussage, Gloucestershire, GL6 8AU

A recently improved detached character cottage set in a lovely country lane location at Old Bussage with two double bedrooms, parking, a private garden and a super view across the valley offered to the market with no onward chain (Draft details)

ENTRANCE HALL, SITTING ROOM WITH FIREPLACE, KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS, BATHROOM, SIDE BY SIDE PARKING, TERRACED GARDEN WITH A LOVELY OUTLOOK, OFFERED TO THE MARKET CHAIN FREE.



Viewing by appointment only

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

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### Description

Glen Cottage is a charming character property set in a quiet spot in Old Bussage. This elevated location, to the east of Stroud, allows for a great view across the valley from the garden with country walks on the doorstep. The cottage has recently been updated by the owner and is currently a successful air BnB property, and so is available with no onward chain with characterful accommodation arranged over two floors. This comprises an entrance hall, 15' sitting room with fireplace and kitchen/breakfast room on the ground floor. A staircase leads up from the hall to the first floor, with a landing, two double bedrooms (one with a mezzanine platform over) and a bathroom on this level. The property has been tastefully redecorated, and every window enjoys a pleasant, 'green' view.

### Outside

The property benefits from a parking area and a private, sunny garden. The parking space is by the front door, and there is space here to park two smaller vehicles side by side, as shown in the listing. Steps then lead up to the garden, which is to the front of the house. This pretty area is landscaped, with a level lawned area and a pathway leading to a wooden clad seating area. The top terrace offers a shed and the perfect sitting spot to take in the views across the valley to fields and open countryside.

### Location

The property is located in Old Bussage. It, along with the neighbouring villages of Chalford, Brownshill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, three Cotswold pubs, GP surgery, pharmacy, a post office and shops 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

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

Due to historical subsidence, 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.

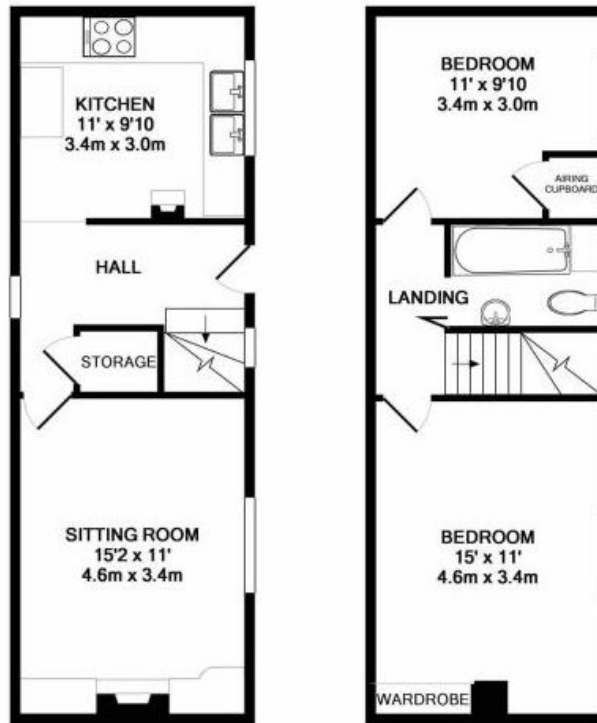
### Property Information

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 superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

### Local Authority

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



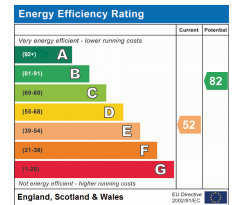


GROUND FLOOR  
APPROX. FLOOR  
AREA 364 SQ. FT.  
(33.8 SQ.M.)

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.