



16 The Hawthorns, Bussage, Stroud, Gloucestershire, GL6 8JU  
£675,000

**PETER JOY**  
Sales & Lettings





## 16 The Hawthorns, Bussage, Stroud, Gloucestershire, GL6 8JU

A well-proportioned detached home situated in a quiet cul-de-sac. This modern property is beautifully presented throughout and offers over 1,772 sq. ft. of accommodation across two floors. Additional benefits include off-road parking, a garage, a generous rear garden and a lovely outlook.

ENTRANCE HALLWAY, SNUG, SPACIOUS SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM, LARDER, UTILITY ROOM, INTERNAL ACCESS TO THE GARAGE, FOUR WELL-PROPORTIONED BEDROOMS, TWO EN-SUITE SHOWER ROOMS, FAMILY BATHROOM, AMPLE OFF-ROAD PARKING, GARAGE, A GOOD-SIZED REAR GARDEN AND A LOVELY OUTLOOK.

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)







### Description

Entering through the covered porch area, you step into the hallway, with doors leading to all ground floor rooms and stairs rising to the first floor. The sitting/dining room, measuring 28'2" x 11'5", features a bay window at the front and patio doors at the rear opening onto the garden. There is also a stone fireplace with a wood-burning stove. The kitchen/breakfast room is fitted with a good range of wall and base units, a Range-style gas cooker, space for various free-standing appliances, a larder and French doors leading out to the garden. The ground floor also offers a utility room with matching units, a downstairs cloakroom and a separate study/snug. Stairs from the hallway lead to the first floor where there are four well-proportioned bedrooms. The main bedroom has an en-suite dressing room, and two further double bedrooms include one with its own en-suite. There is also an additional bedroom. The family bathroom is well presented and in good order.

### Outside

The front garden is mostly laid to lawn with a mix of mature shrubs and a generous driveway leads up to the integral garage. At the back, the garden is fully enclosed with panel fencing and set out over two levels. A paved patio spans the width of the house, with steps rising to a lawned area framed by planted 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. Continue along and take the fifth turning on the right signposted The Hawthorns. Continue into The Hawthorns and continue towards the end of the cul-de-sac and the property can be located on your right.

### Property Information

The property is freehold and has gas central heating, mains electricity, water and drainage. The council tax band is F. 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).

### Agents Note

Please note the vendors contribute £15 per month to the residents association for up keep to the private road

### Local Authority

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

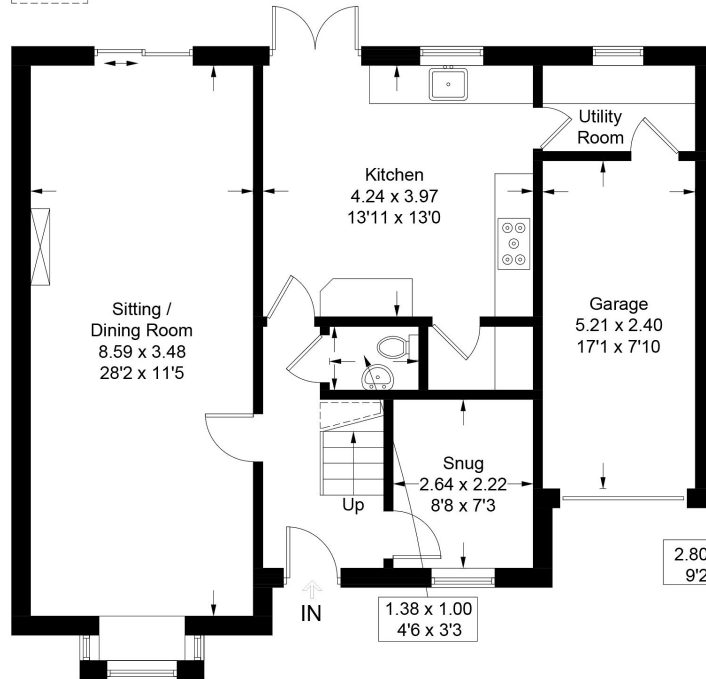


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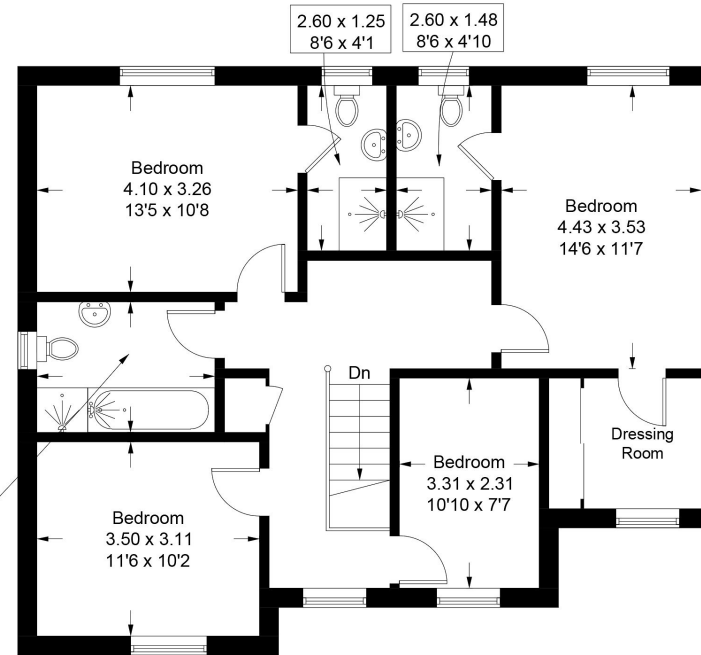
Approximate Gross Internal Area = 164.6 sq m / 1772 sq ft  
(Including Garage)



  = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1258334)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		66
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.