



Meiktila, Bussage, Gloucestershire, GL6 8BB
£599,950

PETER JOY
Sales & Lettings



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An individual detached house opposite the playing field at Old Bussage with a garage, parking, a super outlook at the front and rear and flexible accommodation with the option of using the lower ground floor as annexe accommodation.

ENTRANCE HALL, CLOAKROOM/W.C, 15' KITCHEN/BREAKFAST ROOM, 17' SITTING ROOM WITH GLAZED DOORS TO A REAR TERRACE, 14' DINING ROOM, THREE BEDROOMS, BATHROOM, LOWER GROUND FLOOR WITH FOURTH BEDROOM, BATHROOM, UTILITY ROOM AND SUN ROOM, ATTACHED GARAGE, PARKING AND GOOD GARDENS WITH A LOVELY OUTLOOK.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Meiktila is a well presented individual detached house in a lovely elevated location opposite the playing field at Bussage. This location enjoys a good local community, with good schools, shops and amenities close by and country walks on the doorstep. The current owners have loved living here for the last 11 years and have made many improvements and alterations during that time. The resulting accommodation is light filled, spacious and very versatile, with a lovely country view at the rear and an open outlook over the playing field at the front.

The accommodation comprises an entrance hall, cloakroom/w.c, 15' kitchen/breakfast room, 17' sitting room with glazed doors out to a rear terrace and the garden beyond; and a 14' dining room on the ground floor. On the first floor there is a landing, three bedrooms, a bathroom with access from both the landing and the largest bedroom. There is an extra useful space with access via a spiral staircase up from the dining room currently being used as an office. Additionally, there is further living space on the lower ground floor. This is currently configured as a utility room, 15' reception/bedroom, bathroom and conservatory/sun room, but a prospective buyer might use this as an annexe with separate access from the rear, a fourth bedroom or a brilliant work from home space that allows clients to visit without coming through the home. The house is tastefully decorated, and every window enjoys a good outlook. An interesting, welcoming home in a great spot - viewing highly recommended.

Outside

The property benefits from a good garden, parking and a garage. A pedestrian gate leads in from the road with a path to the front door. There is a level lawn to the side, with trees, a planted border and a dry stone front wall. Double gates open onto a parking space, with the garage beyond. This is attached to the property, with an up and over door. Deep gravel steps lead down past the front door to the rear garden. This area is level and laid to lawn, with the gated gravelled seating area at the bottom of the plot and another area of garden set above the lawn, to the right. Steps lead up to a paved terrace and this can also be accessed from the bifold doors in the sitting room. There is another seating area to the side of the terrace. There is a pleasant outlook onto the lane behind and a five bar gate, provided access into the garden. Mature fruit trees and well planted borders are dotted through throughout the plot.

Location

Bussage, along with neighbouring villages Chalford, Brownhill 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

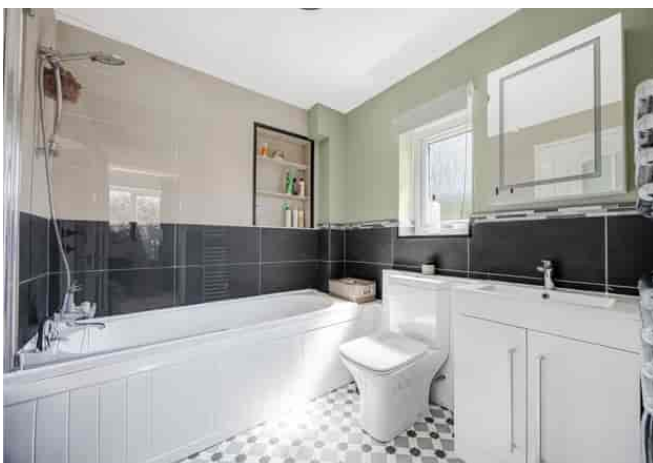
From Stroud take the A419 London Road towards Cirencester. After approximately three miles turn left into Toadsmoor Hill sign posted Bussage/Eastcombe. Turn right at the top of the hill into The Ridgeway and proceed straight on for half a mile, passing the Ram Inn on your left. Continue, and at the junction turn right. Pass the village hall and bus stop on your right and pass the first turning on the right. The property will be found some way along on the right, opposite the playing field, before the second turning to Cowswell Lane.

Property Information

The property is freehold. 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 available include superfast, and mobile voice and data services should be available from all major providers.

Local Authority

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



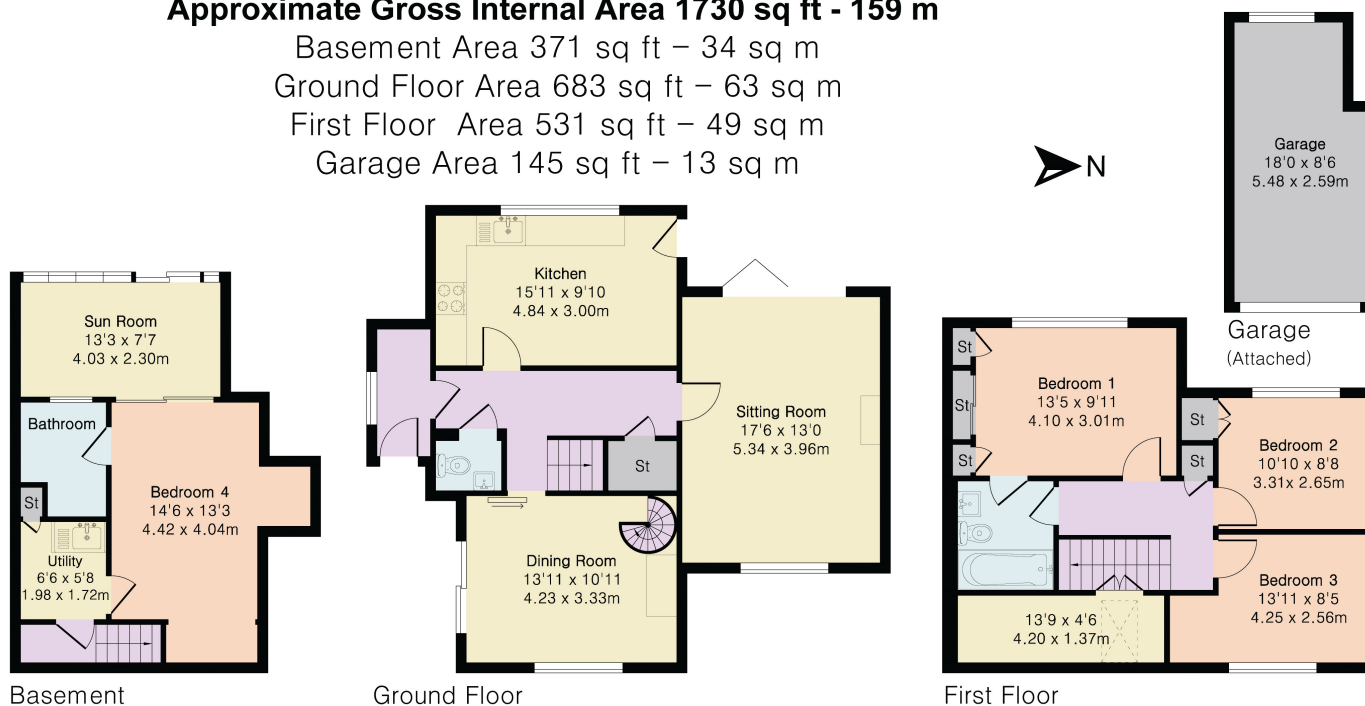
Approximate Gross Internal Area 1730 sq ft - 159 m

Basement Area 371 sq ft – 34 sq m

Ground Floor Area 683 sq ft – 63 sq m

First Floor Area 531 sq ft – 49 sq m

Garage Area 145 sq ft – 13 sq m



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.