



Callys View, Lower Street, Ruscombe, Stroud, Gloucestershire, GL6 6BU
Guide Price £450,000

PETER JOY
Sales & Lettings



Callys View, Lower Street, Ruscombe, Stroud, Gloucestershire, GL6 6BU

A brilliant example of a charming three bedroom character cottage set in an elevated position in Ruscombe with open plan living space, two parking spaces and wonderful main bedroom with en-suite shower room.

ENTRANCE PORCH, 17' LIVING/DINING ROOM WITH WOODEN FLOORING, WOODBURNER, WINDOW SEATS AND EXPOSED COTSWOLD STONE WALL, FITTED KITCHEN WITH VAULTED CEILING, UTILITY LANDING AREA, BATHROOM WITH SEPARATE SHOWER, TWO 9' BEDROOMS, 16' TRIPLE ASPECT MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, COURTYARD FRONT GARDEN, OFF ROAD PARKING FOR TWO CARS, ELEVATED GARDEN AREA WITH DECKED SEATING AREA, SUMMER HOUSE, GASCENTRAL HEATING, DOUBLE GLAZED, SOUTH WESTERLY VIEWS & WALKS NEARBY



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

A sympathetically renovated and modernised Cotswold stone cottage set in a desirable elevated position around two and a half miles from Stroud in Ruscombe. Ruscombe benefits from woodland walks, a church, and a shared village shop with neighbouring Whiteshill. The property is built using traditional methods, and the inviting accommodation is arranged over three floors. The ground floor comprises an entrance porch, perfect for kicking off muddy boots, a spacious sitting/dining room, and a fitted kitchen. The main room is filled with character features, from the solid wood flooring to the exposed stone wall, and from the window seats to the exposed wooden beams. The modern kitchen has a vaulted ceiling and includes a freestanding cooker, fridge, and freezer. On the first floor, there is a landing, handy for a study/home office space, a family bathroom, and two 9' bedrooms—one of which also enjoys exposed Cotswold stone wall. The top floor houses a 16' triple-aspect master bedroom, which spans the footprint of the property and includes an en-suite shower room, a feature porthole window, and Velux windows. The windows to the front of the property offer a spectacular south-westerly aspect down the valley over the west side of Stroud towards Selsley. The property further benefits from gas central heating and modern double glazing.

Outside

The interior is complemented by having an enclosed courtyard to the front of the property as well as a good size garden detached from the property a short way along the lane. The courtyard is paved and suitable for sitting in the sun and enjoying the peace and quiet. The garden includes a raised decked seating area, sloped lawn, a path to a summer house with power and light and a shed. The brilliant view can be most appreciated from the raised areas in the garden. There is driveway parking for two cars in front of the garden.

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.

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 right hand side and approximately 75 metres after the school turn left into "Ruscombe Road". The road turns into "Lower Street", as you continue down you'll notice a hairpin turn on the left, turn around by the chapel and go back on yourself staying on Lower Street. The property can be found around 25 metres along on the left hand side.

Services

The property is freehold. Mains electricity, gas, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast broadband. 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



Lower Street, Ruscombe, Stroud, GL6

Approximate Area = 1043 sq ft / 96.8 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1139566

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.