



Letter Box Cottage, Ruscombe, Stroud, Gloucestershire, GL6 6DF  
Guide price £725,000





## Letter Box Cottage, Ruscombe, Stroud, Gloucestershire, GL6 6DF

A beautifully presented four-bedroom detached home, set in an elevated position in the sought-after village of Ruscombe. This charming property offers spacious accommodation across two floors, complemented by fantastic countryside views, generous gardens and off road parking.

SPACIOUS OPEN-PLAN KITCHEN, DINING, FAMILY ROOM, SITTING ROOM, OFFICE, UTILITY AND STORAGE. FOUR BEDROOMS, TWO MODERN BATHROOMS. GENEROUS GARDEN WITH BEAUTIFUL VIEWS, OFF-ROAD PARKING. PRESENTED IN EXCELLENT CONDITION IN A POPULAR VILLAGE LOCATION.



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

A charming and well-presented detached home, believed to date back to the 1750s, set in an elevated position within the sought-after village of Ruscombe. The property enjoys fabulous views across open countryside, with beautiful walks quite literally on the doorstep. Local amenities are close by, along with three well-regarded schools at Randwick, Whiteshill and Paganhill. Built of traditional rendered Cotswold stone beneath a pitched tiled roof, the cottage has been thoughtfully extended and improved over the years, blending period character with modern living. The generous accommodation is arranged over two floors. On the ground floor, there is an entrance hall leading to a 24ft sitting room with an enclosed woodburner. From here, the space flows through to an open-plan dining/family room and kitchen. The kitchen is fitted with a range of wall and base units, incorporating both built-in and freestanding appliances. Beyond this is a home office, utility area and additional storage. Upstairs, there are four bedrooms. The main bedroom benefits from built-in wardrobes and wonderful views, while bedroom four bedroom features a mezzanine level, providing extra storage or a useful play area. The floorplan also highlights a family shower room and a separate family bathroom.

### Outside

The garden is situated at the front of the property, featuring a sandstone patio that spans its full width and provides stunning views. The remainder of the garden is laid to lawn, bordered by mature, well-established planting. The property also offers off-road parking for several vehicles.

### Location

Ruscombe, along with Whitehill and Randwick, is one of three neighbouring hilltop villages to the North of Stroud. They are well known locally for character property, superb views and a thriving, inclusive community. Woodland walks are just up the lane, and the three villages share two primary schools, two good pubs (with a new landlord at the Star at Whiteshill), a church and a village shop. Stroud town is three miles to the south, and 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 in which 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 direct London (Paddington) service. Cirencester (15 miles), Cheltenham (17 miles) and Swindon (32 miles) are all within comfortable driving distance.

### Directions

Leave Stroud on the A419 in the direction of the M5 motorway. At the Cainscross roundabout, take the third exit up Paganhill Lane, passing the fire station on your left. At the mini roundabout, continue up the hill into Whiteshill. Pass the church and the school, and near the top of the hill, turn left onto Ruscombe Road. Drive down the hill past the old chapel, bear left, and follow the road until a sharp left-hand turn. The property can be found on the right, denoted by a 'For Sale' sign.

### Property information

The property is freehold and has 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 include standard and ultrafast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

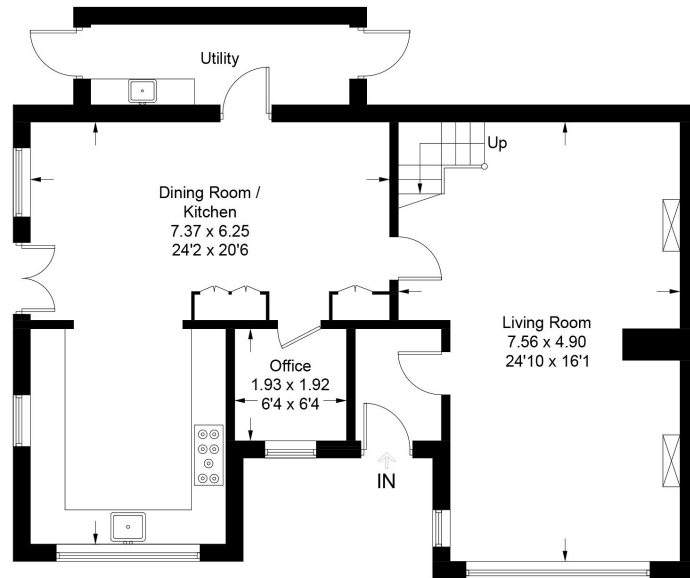
### Local Authority

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

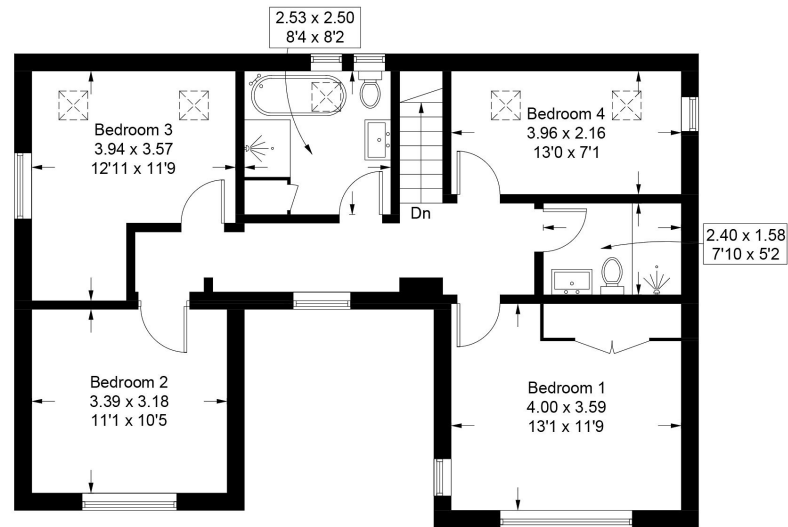


## Letter Box Cottage, GL6 6DF

Approximate Gross Internal Area = 156.1 sq m / 1680 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234723)

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.