



16 Sibree Close, Bussage, Stroud, Gloucestershire, GL6 8DB  
£450,000

**PETER JOY**  
Sales & Lettings





## 16 Sibree Close, Bussage, Stroud, Gloucestershire, GL6 8DB

Very well presented detached family home set in a delightful peaceful cul-de-sac with a lovely southerly facing aspect and overlooking woodland to the rear. An entrance hallway, ground floor WC, dual aspect sitting room, conservatory, kitchen/dining room, three bedrooms and a family bathroom are complemented by stunning front and rear gardens, off street parking and a garage.

ENTRANCE HALLWAY, STAIRS TO THE FIRST FLOOR, GROUND FLOOR WC, DUAL ASPECT SITTING ROOM, CONSERVATORY OVERLOOKING THE GARDEN, KITCHEN/DINING ROOM WITH STORAGE AND SIDE ACCESS, FIRST FLOOR LANDING AND AIRING CUPBOARD, LOFT ACCESS, THREE DOUBLE BEDROOMS, SUPERB SHOWER ROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, STUNNING SOUTHERLY FACING LEVEL REAR GARDEN, PATIO, DRIVEWAY TO THE FRONT WITH A LAWNED GARDEN AND BEDS, GATED SIDE PEDESTRIAN ACCESS, SINGLE GARAGE, OFF STREET PARKING, EV CHARGER POINT, PEACEFUL CUL-DE-SAC 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

Excellent example of a modern family home set in an idyllic cul-de-sac location with accommodation, which is arranged over two floors, comprising, an entrance hallway with stairs to the first floor and doors to all other rooms, ground floor WC, spacious dual aspect sitting room with a gas fire and leading through to the conservatory which overlooks the rear garden, kitchen/dining room with a stylish fitted kitchen and storage housing the boiler with side access to the off street parking and garage. The first floor offers a landing with loft access and an airing cupboard, three generous bedrooms (bedroom 2 currently used as a hobbies room/office) and a superb shower room with an oversized shower and tiled walls. Further benefits include gas central heating, double glazing and EV charger point.

### Outside

A gravelled driveway leads to the off street parking to the side of the property and the very well tended lawned front garden with a pathway leading to the entrance door. The rear garden is a delight and has been meticulously cared for by the current vendors with a patio, level lawn and extensive beds with an array of shrubs and plants. Gated side access leads to the garage with an up and over door and off street parking.



### Location

The property is tucked away backing onto woods in lovely peaceful cul-de-sac location. It, along with the neighbouring villages of Chalford, Brownhill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two 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

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 sixth turning on the left signposted Sibree Close, bear left, then right and the property can be found at the bottom of the cul-de-sac directly in front of you as denoted by the for sale board.

### Services

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 depending on provider.

### Local Authority

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



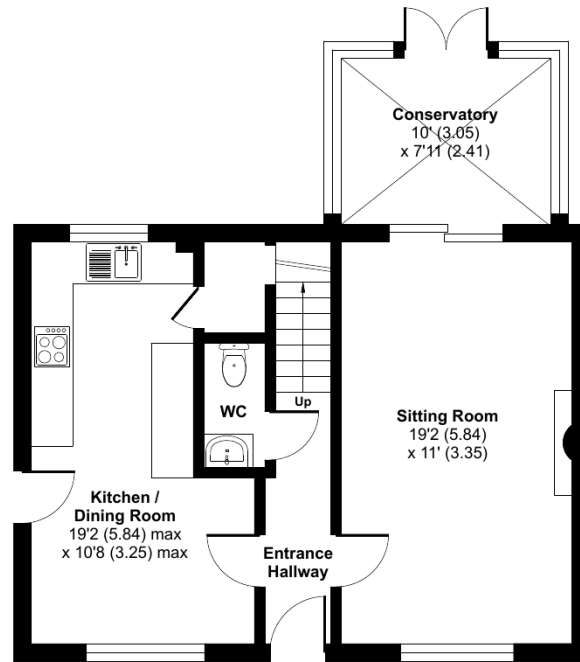
# Sibree Close, Bussage, Stroud, GL6

Approximate Area = 1080 sq ft / 100.3 sq m

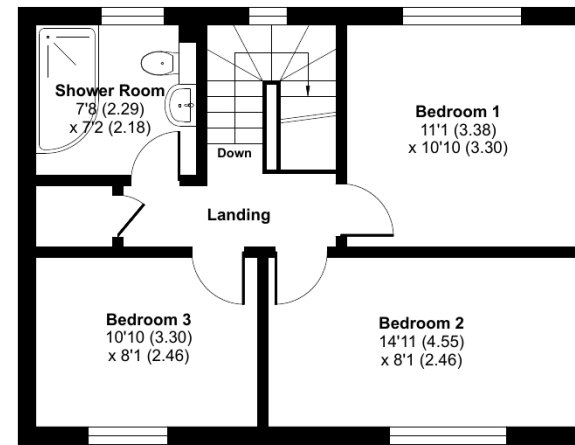
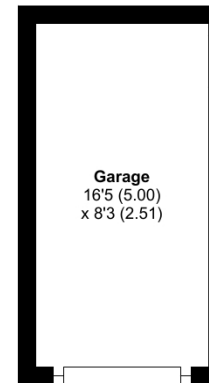
Garage = 135 sq ft / 12.5 sq m

Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



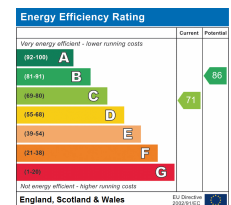
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1024104



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.