



1 Stratford Cottages, Van Der Breen Street, Bisley, Gloucestershire, GL6 7BP  
£425,000

**PETER JOY**  
Sales & Lettings





## 1 Stratford Cottages, Van Der Breen Street, Bisley, Gloucestershire, GL6 7BP

An attractive Cotswold stone semi detached cottage towards the end of a quiet lane on the edge of ever popular Bisley with three bedrooms, a 14' kitchen/dining room and a sunny, level rear garden that borders the village playing field.

PORCH, SITTING ROOM WITH FIREPLACE AND WOODBURNING STOVE, 14' KITCHEN/DINING ROOM, DOUBLE GLAZED CONSERVATORY, THREE BEDROOMS, BATHROOM, LEVEL REAR GARDEN THAT BORDERS THE PLAYING FIELD.



Viewing by appointment only

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

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### Description

1 Stratford Cottages is an attractive semi detached character property set towards the end of a country lane on the edge of the hilltop village of Bisley. This sought after Cotswold village, a few miles East of Stroud, enjoys a thriving local community, with a well regarded primary school and two great pubs within easy reach. The property is built using traditional methods from Cotswold stone and has been a happy family home for the current owner for some 40 years. It is now in need of some updating, but presents a great opportunity for a new owner to become part of village life here.

The accommodation is arranged over three floors. A porch, inner hall, sitting room with fireplace with wood burning stove, 14' kitchen/dining room with shaker style cabinets and Iroko wood surfaces and a double glazed conservatory are on the ground floor. A landing, two bedrooms and a bathroom are on the first floor, with the third bedroom at the top of the house, on the second floor. The property has a welcoming feel and has clearly been loved - an appointment to view is highly recommended.

### Outside

You enter through a very attractive stone pillared gateway, with railings at the front of the house. There is a small area at the front of the property, with a side access that leads around to the rear of the property. The back garden is level, and the conservatory doors open onto this space, connecting the inside with the outside. The lawn is edged with mature shrubs and trees, and there are raised sleeper beds, a shed and a gated access out onto King George V playing field at the very rear.

### Location

Steeped in history, Bisley is a quintessential Cotswold village. It benefits from a well-established primary school, a church and two good pubs, with Bisley Farm shop within a mile of the centre. This location also allows for easy access to the shops and amenities of Stroud, Cirencester and Cheltenham. 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 as well. 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

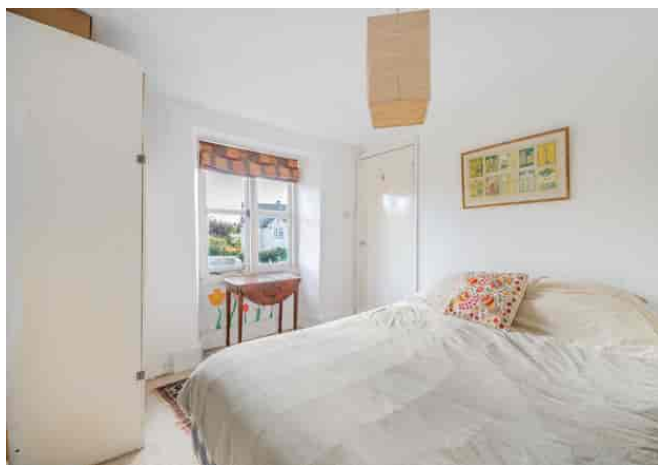
From Stroud centre take the Bisley Old Road, passing the Police station and leaving town. Continue for several miles and follow signs for 'all traffic' around the village of Bisley. Proceed into the village and Vanderbreen Street can be found on the left, opposite the Stirrup Cup pub. Follow this road along and the property can be found on the left, after the village hall and King George V playing field.

### Property information

The property is freehold. Mains electricity, water and drainage. There is no central heating system, but electric heaters. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast , and mobile voice and data services should be good with EE and variable/good with other networks although service may be limited inside the house.

### Local Authority

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



# 1 Stratford Cottage, GL6 7BP

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1244686)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(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.