



13 Farriers Croft, Bussage, Stroud, Gloucestershire, GL6 8JW  
Guide Price £275,000

**PETER JOY**  
Sales & Lettings





## 13 Farriers Croft, Bussage, Stroud, Gloucestershire, GL6 8JW

A well-presented three bedroom property set in the heart of the popular Manor Farm estate, with en suite shower room to the master bedroom, car port with allocated parking, enclosed rear garden and close to local amenities,

ENTRANCE HALL, KITCHEN, SITTING ROOM, CONSERVATORY/DINING ROOM, THREE BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, GARDEN, CAR PORT PARKING FOR TWO CARS, DOUBLE GLAZING AND GAS CENTRAL HEATING.



Viewing by appointment only

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

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Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

A three bedroom, reconstituted Cotswold stone, cottage style property set on the Manor Farm estate in Bussage. Local amenities include a Tesco Express, GP Surgery and pharmacy, primary and secondary schooling and a pub all in walking distance. The property is built using traditional methods and the accommodation is arranged over three floors. On the ground floor, the accommodation comprises a storm porch, leading in to a hall way open to the kitchen, a sitting room with ornamental fireplace, and a conservatory/dining room over looking the rear garden. On the first floor is a landing, airing cupboard, a bathroom and two double bedrooms. Stairs lead up to the second floor where you will find a lovely master bedroom with en suite shower room. The property benefits from gas central heating and double glazing whilst the cottage style aspect of the property means there are wooden beams, and exposed stone walls.

### Outside

The pretty, enclosed garden is laid to gravel for easy maintenance with a planted bed, garden shed and gated access to the side. To the front is a lawned area with planted borders and allocated car port parking for two cars.



### Location

Bussage benefits from local convenience stores, well-established primary and secondary schools, a church, parks, village pubs, a pharmacy and takeaway options. Nearby Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, 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 distance.

### Directions

Leave Stroud via the A419 London Road and after a couple of miles turn left into Toadsmoor Hill signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Take the third left into Tanglewood Way and turn left into The Old Common. Follow the road and take the turning in to Farriers Croft, follow the road round to the left and the property can be found on the left.

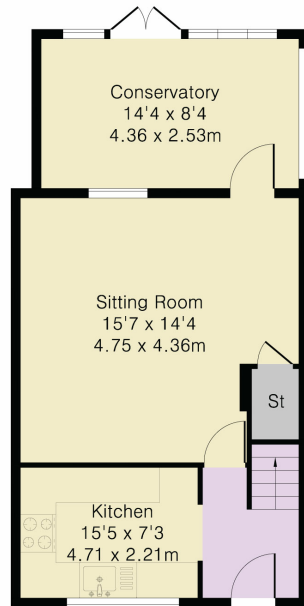


### Services

The property is freehold. Gas heating, mains electricity, water and drainage. 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 standard and superfast, and you are likely to have service from the main service providers Openreach and EE.

### Local Authority

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



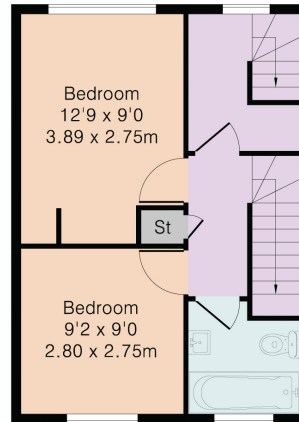
Ground Floor

**Approximate Gross Internal Area 1023 sq ft - 96 sq m**

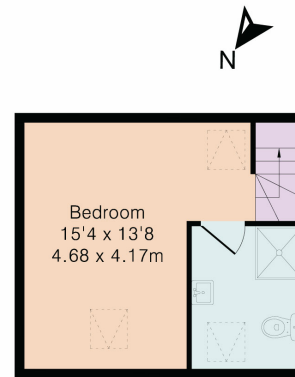
Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 343 sq ft – 32 sq m

Second Floor Area 211 sq ft – 20 sq m



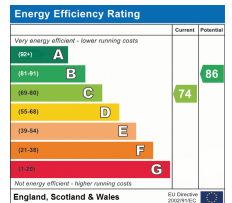
First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.