



Pinhigh, The Ridge, Bussage, Gloucestershire, GL6 8HD
£450,000



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A detached extended bungalow on the edge of old Bussage village with three bedrooms, a 22' sitting room, 18' kitchen/breakfast room, garage parking and a private rear garden offered to the market with no onward chain

ENTRANCE HALL, 18' KITCHEN/BREAKFAST ROOM, 14' DINING ROOM, 22' SITTING ROOM, THREE BEDROOMS, BATH AND SHOWER ROOMS, ATTACHED GARAGE, PARKING AND A GOOD REAR GARDEN

Viewing by appointment only

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

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Description

Pinhigh is an individual detached bungalow in an elevated spot in ever popular Bussage. This location is well away from the busier, more densely populated Robert Hitchins built area and is on the edge of the original Cotswold village of 'Old' Bussage, with a country pub just down the lane and good walks on the doorstep. The property was built in 1992 using traditional methods under a pitched roof. The property has been owned by our client's family since that time - always the sign of a good house - and has been cleverly extended during that time. The extension was originally built to provide annexe accommodation in the form of an open plan 22' x 18' living space and shower room. It has since been incorporated into the original living space, and is now used as a spacious sitting room, but it could be reinstated as additional accommodation if so required.

The accommodation is arranged over one floor. You walk into a porch and entrance hall, with a 14' dining room on the left. An arch leads through to an 18' kitchen/breakfast room, and this has glazed double doors that open onto the garden, connecting the inside with the outside. Moving on, three bedrooms and the bathroom are found on either side of the hall, with a shower room and sitting room on the east side of the property. The latter is a great space, and again, glazed doors open on the garden. There is plenty of accommodation on offer here, and the property is offered with no onward chain. We recommend an early appointment to view.



Outside

The property benefits from a drive with space to park several vehicles, an attached garage and a good sized garden. The property actually owns the private drive that stretches up from the road, with Pinhigh set at the top. The parking area is to the front of the property, with the garage to the side of the house. This has an up and over door, power and light. The rear garden has been landscaped, with a large paved area with pergola over directly behind the house - the perfect spot for a table and chair set, with space too for recliners or a garden sofa. The garden opens beyond this - a large lawned area, enclosed with hedging and fencing, with fruit trees edging the lawn and a useful green house.

Location

Bussage, along with neighbouring villages Chalford, Brownshill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, a GP surgery, pharmacy, a post office and a shop 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 and proceed along past Brimscombe Corner turning left into Toadsmoor. Proceed up to the top of the hill and turn right onto the Ridgeway. Take the first right into The Ridge. Continue along, passing The Ram pub on your left. Continue and pass the turning for Cowswell Lane on the right. The turning to the property can be found on the left before the junction with The Ridgeway, with Pinhigh at the top of this drive.

Property information

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



Pinhigh, GL6 8HD

Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 134.8 sq m / 1451 sq ft

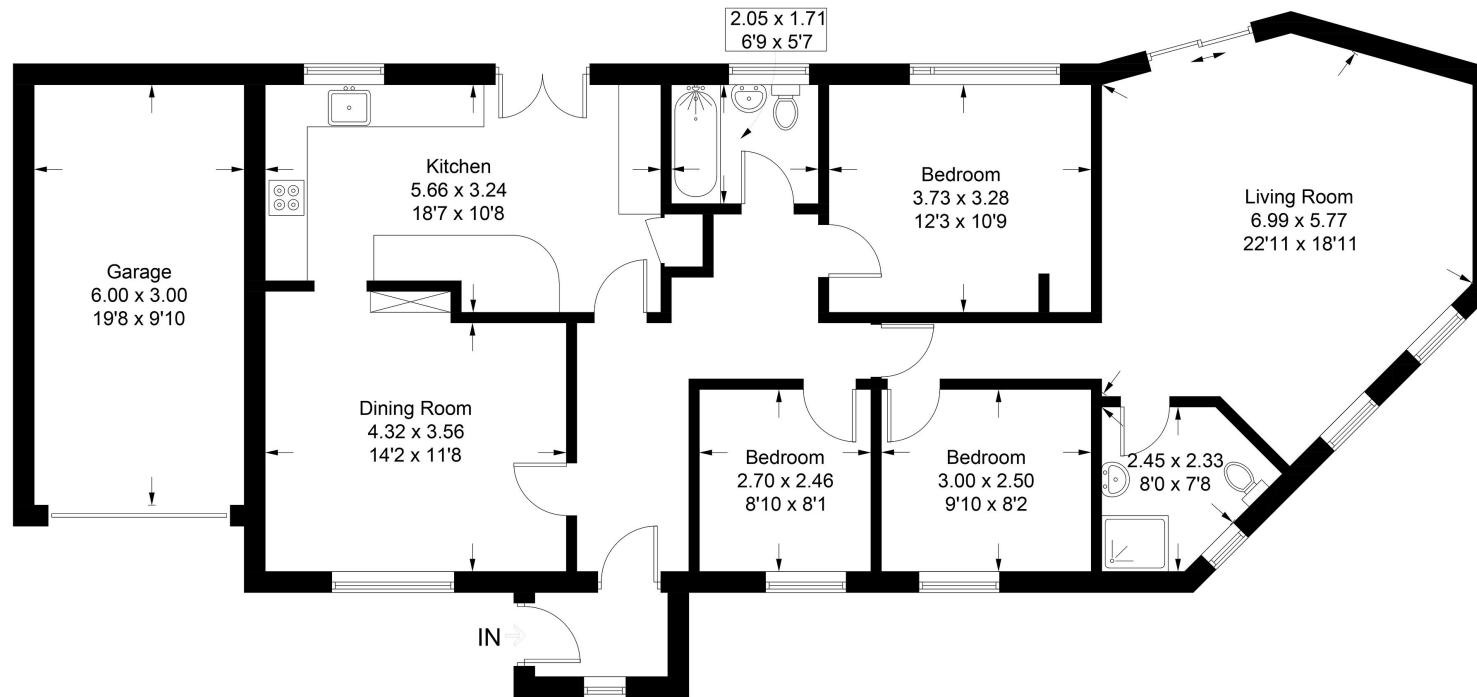


Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1239699)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.