



3 The Birches, Oakridge Lynch, Stroud, Gloucestershire, GL6 7NZ
Price Guide £695,000

PETER JOY
Sales & Lettings



3 The Birches, Oakridge Lynch, Stroud, Gloucestershire, GL6 7NZ

A substantial detached house in a quiet spot in lovely Oakridge Lynch village with four bedrooms, three reception rooms, bath and shower rooms, a landscaped garden and a large gravelled drive with space to park several cars.

PORCH, ENTRANCE HALL, CLOAKROOM/W.C, 16' SITTING ROOM, DINING ROOM, OFFICE/PLAYROOM, UTILITY ROOM, PRINCIPAL BEDROOM WITH DRESSING AREA AND EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, LANDSCAPED GARDEN, GRAVELLED DRIVE WITH SPACE TO PARK SEVERAL VEHICLES



Viewing by appointment only

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Description

3 The Birches is a substantial detached house in a lovely position at ever popular Oakridge Lynch. This location is very much part of the thriving local community, with a good pub, primary school and community shop close by and country walks on the doorstep. The property is built using traditional methods from reconstituted stone under a pitched roof and has been the subject of comprehensive improvement during the current owners tenure. The resulting property is well presented and spacious, with accommodation arranged over two floors.

You walk in through a traditional Cotswold style porch into the entrance hall. A cloakroom/w.c and study/playroom are to the right, with a 16' sitting room on the left hand side. This has a wood burning stove and folding doors that open to the dining room, connecting these two rooms if you chose to. The dining room has glazed double doors to the garden, and a door to the kitchen. There is also a useful utility room on this floor. A staircase leads up from the hall to the first floor, with a landing, principal suite with double bedroom, dressing room and shower room, family bathroom and three further bedrooms on this level. The house is tastefully presented, and the windows enjoy the view, A super house, and very much one for your viewing list.

Outside

The interior is complemented by landscaped gardens and a gravelled drive with parking for several vehicles. The large gravelled drive is at the front, with provision for an EV charging point, a planted border to the side and a useful shed. There is side access to the rear garden, which can also be reached from glazed double doors in the dining room and a door from the kitchen. This area has been landscaped, with a raised paved sitting area and attractive sleeper steps that lead up to the garden. This area is lawned, and stretches across the back of the property. It is enclosed with Cotswold stone walling with fencing above, and there are mature trees dotted around the plot, with another shed behind the house. There is also a very nice pizza oven built in, ideal for alfresco dining and entertaining.

Location

Oakridge Lynch is a delightful Cotswold village located in a conservation area between Stroud & Cirencester. The very popular village offers lovely countryside walks which are on your doorstep, open fields and countryside with fine views. The house is within walking distance of the village shop, pub, parish church, primary school & an active village hall. Adjoining villages provide facilities including shops and Thomas Keble secondary school. Further state, grammar and independent schools can be found within a 10-mile radius. Scenic routes lead to Cheltenham, Gloucester, Bath & Bristol. Rail services run from Stroud & Kemble providing links with London.

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 through Bisley and on exiting pass the turning for Water Lane. Continue and turn left sign posted Oakridge Lynch. Continue along this road into Oakridge Lynch. After entering the village reach the crossroads and turn left. Continue, passing The Butchers Arms on your right. Take the next right, and the property can be found a little way down on the left.

Property information

The property is freehold. Oil fired central heating, mains electricity and water. foul drainage, by way of a septic tank, shared with the neighbouring property. 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 available include standard and ultrafast, and you should have good voice calling and data service from the main mobile providers in this postcode, but reception may be limited inside the property.

Local Authority

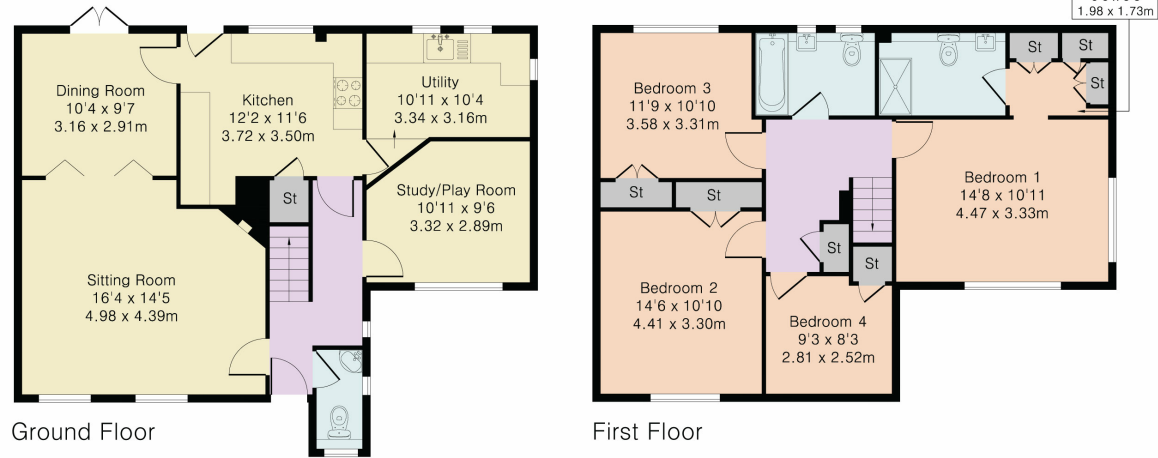
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Approximate Gross Internal Area 1467 sq ft - 136 sq m

Ground Floor Area 751 sq ft – 70 sq m

First Floor Area 716 sq ft – 66 sq m

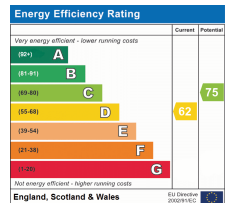


Ground Floor

First 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.