



Oakleigh, The Ridge, Bussage, Gloucestershire, GL6 8HD
£475,000



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A beautifully presented detached house on the edge of Old Bussage that has been thoughtfully modernised by the current owners with a 17' kitchen/dining room, a 15' sitting room, three bedrooms, a garage and parking, gardens to the front and rear and an open outlook at the front

ENTRANCE HALL, CLOAKROOM/W.C, 15' SITTING ROOM, 17' KITCHEN/DINING ROOM WITH CONTEMPORARY CABINETS AND GLAZED DOUBLE DOORS TO THE GARDEN, THREE BEDROOMS, BATHROOM, 11' GARAGE WITH STUDY ROOM AT THE REAR, PARKING, GOOD GARDENS TO FRONT AND REAR



Viewing by appointment only

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

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Description

Oakleigh is a beautifully presented detached house 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 rural walks on the doorstep. The current owners bought the property in 2012 set about creating a first class family home here. It is unrecognizable from the house they originally purchased following this comprehensive renovation programme, with light, carefully considered accommodation arranged over two floors.

You walk into a welcoming entrance hall, with a re fitted cloakroom/w.c on the right. The wall between the original kitchen and dining room has been removed to create a modern 17' kitchen/dining room and this room runs across the width of the property at the rear, with contemporary cabinets and glazed double doors that open out on to the garden behind. There is also a 15' sitting room on this floor, with a window with an open outlook over the garden at the front. A staircase leads up from the hall to the first floor, with a landing, three bedrooms and bathroom with modern fittings on this floor. Again, there is a pleasant open outlook from the windows at the front of the house, and tasteful décor and stylish fittings have been used throughout the property. Oakleigh is an excellent home, and we strongly recommend booking an appointment to view.

Outside

The property is one of just three houses on this private drive, and the properties each own the area in front of their respective homes. Oakleigh owns the central area here, and this good front garden stretches away from the house, with mature shrubs and a dry stone boundary wall. The garage is to the side of the house, with power, light and an up and over door and parking to the front, with a gated access that leads around to the rear. The current owner has created a useful insulated study area at the back of the garage. This is an ideal work from home space but the partition wall could of course be removed if a prospective wanted to re-instate the full length garage. The door from the study area leads out into the rear garden. This pretty, private area is edged with mature established shrubs and trees and mostly laid to lawn, with a paved area behind the kitchen.

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.

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



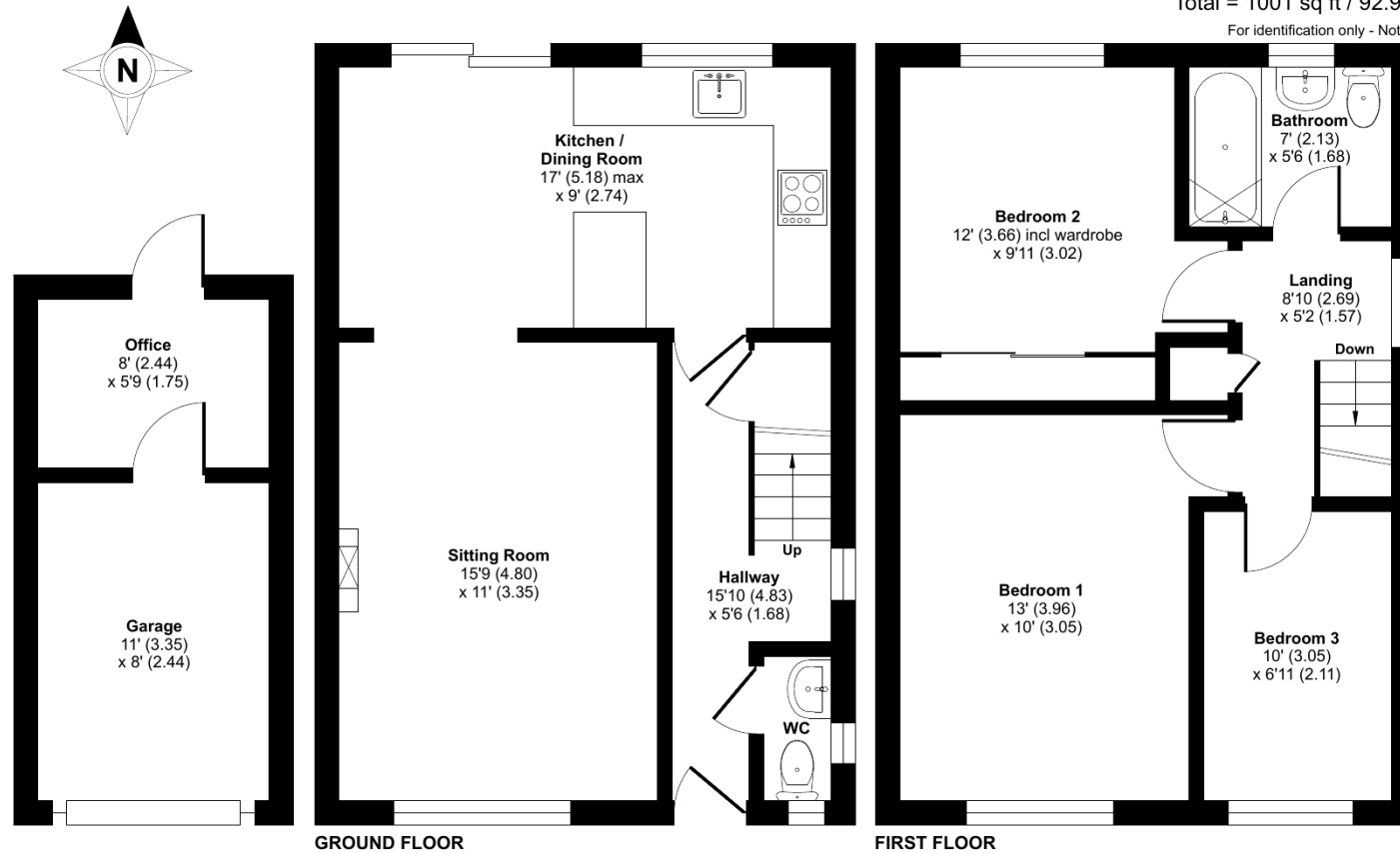
Oakleigh, The Ridge, Bussage, Stroud, GL6

Approximate Area = 862 sq ft / 80 sq m

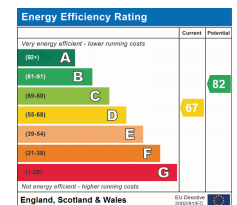
Garage = 139 sq ft / 12.9 sq m

Total = 1001 sq ft / 92.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1195804



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.