Bonnie Banks, Ruscombe, Stroud, Gloucestershire, GL6 6DF

Guide Price £650,000

PETER JOY
Sales & Lettings

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An extended detached Cotswold stone family home, located in the beautiful, peaceful village of Ruscombe, on the edge of the popular larger village of Whiteshill. Offering good accommodation over two floors, with pretty garden, parking for several cars and glorious views across the valley, this cottage really is a must see.

ENTRANCE HALL, WC, BUILT IN STORAGE, KITCHEN, SITTING ROOM, DINING ROOM, SNUG, STUDY, WORKSHOP/STORE, THREE DOUBLE BEDROOMS, FAMILY BATHROOM, PRETTY GARDENS, AMPLE DRIVEWAY PARKING, VIEWS ACROSS THE VALLEY.

Description

Bonnie Banks, is a delightful, detached, Cotswold stone cottage which has been extended over the years by the current owners, and now offers a purchaser good accommodation over two floors. Situated in a peaceful, elevated spot in ever popular Ruscombe, a pretty hilltop village to the north of Stroud. The vernacular architecture here is predominantly older Cotswold stone buildings, beautifully framed by the surrounding countryside and wonderful views. Entering through the pretty front door, you are greeted by a good sized open entrance hall, with built in storage for coats and shoes and a downstairs WC. Stairs lead to the first floor, and doors lead through to the sitting room and kitchen. The sitting room has many character features including exposed Cotswold stone, beams and a beautiful Inglenook fireplace with recessed timber mantel over, this is open to the dining area, which has delightful glazed windows across its width to take in the valley views, and a rear door to the attractive garden. The modernised kitchen has a good range of wall and base units, windows to two sides and stone tiled floor. From the sitting room there is a door through to the snug, with original feature fireplace, storage cupboard and steps up to the study. This in turn has Velux windows and a door to the workshop/storage area, which can also be accessed from the side of the house externally. The first floor landing has large built in storage cupboard and loft access. Main bedroom has dual aspect windows, given enviable views across the valleys, and a built in wardrobe. Bedrooms two and three are both double rooms and offer deep window sills, and views across the valley and gardens. The spacious family bathroom has a separate shower cubicle, modern white suite and an airing cupboard housing the combination boiler. Further benefits include double glazing throughout, modernised décor, and a secluded plot.

Outside

The delightful private gardens are to the side of the house, with level lawned area, raised vegetable bed, wildlife pond and a patio seating area, perfectly placed to sit and look over the tranquil, far reaching views but also the neighbouring field which is a protected wildlife site. There is ample driveway parking for several cars, gated access to the enclosed garden and side access to the workshop/store.

Location

Ruscombe, along with Whitehill and Randwick, is one of three neighbouring hilltop villages to the North of Stroud. They are well known locally for character property, superb views and a thriving, inclusive community. Woodland walks are just up the lane, and the three villages share two primary schools, two good pubs (with a new landlord at the Star at Whiteshill), a church and a village shop. Stroud town is three miles to the south, and benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants in which to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award-winning weekly farmers' market and a main line railway station, with direct London (Paddington) service. Cirencester (15 miles), Cheltenham (17 miles) and Swindon (32 miles) are all within comfortable driving distance.

Directions

Leave Stroud on the A419 in the direction of the M5 motorway. At the Cainscross roundabout take the third exit up Paganhill Lane, passing the fire station on your left. At the mini roundabout proceed up the hill into Whiteshill. Pass the church, then the school and almost at the top of the hill turn left into Ruscombe Road. Drive down the hill past the old chapel, bearing left, follow the road until another sharp left hand bend where you will find Bonnie Banks on the left directly opposite the Middle Spring sign on a grassy bank, identified by our For Sale Sign.

Services

The property is freehold. Gas 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 ultra fast connection, and you are likely to have data and voice service from EE, Three and O2, and voice service from Vodafone.
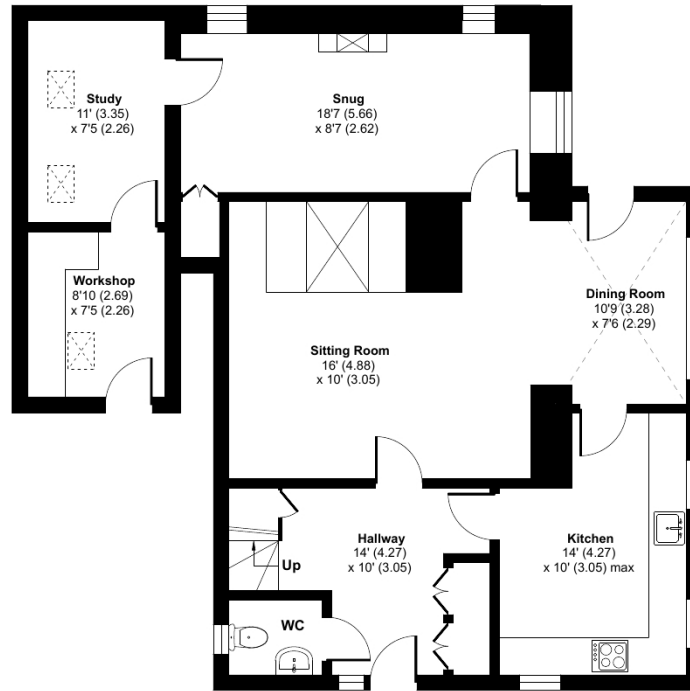
Local Authority

Stroud District Council, Ebley Mill,Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321
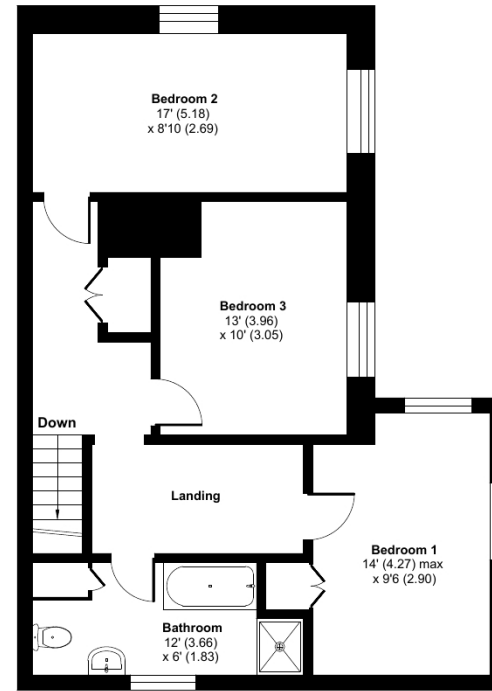
Middle Spring, Ruscombe, Stroud, GL6

Approximate Area = 1640 sq ft / 152.3 sq m
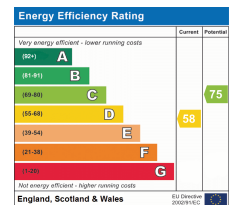
For identification only - Not to scale

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GROUND FLOOR

Study
11' (3.35)
x 7'5 (2.26)

Snug
18'7 (5.66)
x 8'7 (2.62)

Workshop
8'10 (2.69)
x 7'5 (2.26)

Dining Room
10'9 (3.28)
x 7'6 (2.29)

Sitting Room
16' (4.88)
x 10' (3.05)

Hallway
14' (4.27)
x 10' (3.05)

Up

Kitchen
14' (4.27)
x 10' (3.05) max

WC

FIRST FLOOR

Bedroom 2
17' (5.18)
x 8'10 (2.69)

Bedroom 3
13' (3.96)
x 10' (3.05)

Down

Landing

Bedroom 1
14' (4.27) max
x 9'6 (2.90)

Bathroom
12' (3.66)
x 6' (1.83)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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