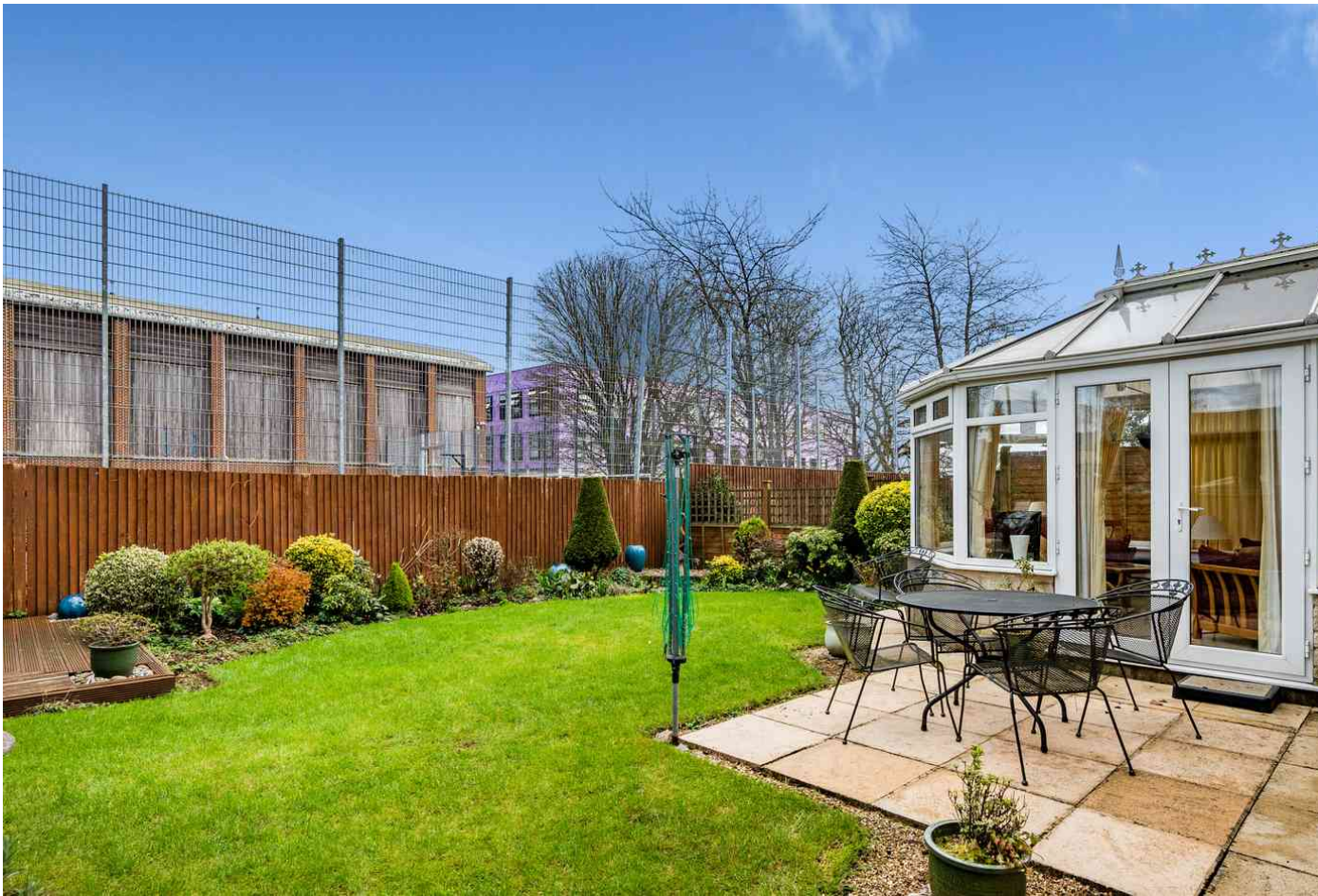




67 Stonecote Ridge, Bussage, Stroud, Gloucestershire, GL6 8JY
Price Guide £525,000

PETER JOY
Sales & Lettings



67 Stonecote Ridge, Bussage, Stroud, Gloucestershire, GL6 8JY

Very well presented modern family home set in a peaceful cul-de-sac with a well appointed annexe and en-suite shower room. Beautiful gardens and off street parking are complemented by an entrance porch, entrance hallway with a ground floor WC, spacious sitting room, fitted kitchen, formal dining room, conservatory, landing, three generous bedrooms with the master to en-suite and a family bathroom. The property is offered with no onward chain.

ENTRANCE PORCH, ENTRANCE HALLWAY WITH A GROUND FLOOR WC, SPACIOUS SITTING ROOM WITH FEATURE FIREPLACE, FITTED KITCHEN, FORMAL DINING ROOM, CONSERVATORY, GROUND FLOOR BEDROOM/ANNEXE, EN-SUITE BATHROOM, UTILITY ROOM WITH REAR ACCESS, FIRST FLOOR LANDING WITH STORAGE, FAMILY BATHROOM, THREE GOOD SIZE BEDROOMS WITH THE MASTER TO EN-SUITE, DOUBLE GLAZING, GAS CENTRAL HEATING, SUPERB CUL-DE-SAC LOCATION, WELL TENDED LEVEL GARDENS, LAWNED FRONT GARDEN WITH GATED SIDE ACCESS, OFF STREET PARKING FOR TWO CARS, ENCLOSED REAR GARDEN, PATIO AREA, LEVEL LAWN, BORDERS WITH AN ARRAY OF SHRUBS AND PLANTS, GREENHOUSE, SHED, SUMMER HOUSE AND OFFERED WITH NO ONWARD CHAIN.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

Delightful detached modern family home with a superb annexe and comprising, an entrance porch, entrance hallway with stairs to the first floor and a ground floor WC, spacious sitting room with a feature fireplace and open plan to the dining room, fitted kitchen with side access and a conservatory which overlooks the rear garden. Leading off the sitting room is a very well appointed annexe with an en-suite bathroom, separate shower cubicle and a useful utility room with rear access. The first floor offers a landing with storage and loft access, a family bathroom and three good size bedrooms with the master to en-suite. Further benefits include gas central heating, double glazing, cul-de-sac location and being offered with no onward chain.

Outside

The property has lovely level gardens that have been very well maintained over the years. The front garden is lawned with a pathway leading to the entrance door and gated side access. The rear garden is enclosed with a patio which is the ideal spot for alfresco dining and overlooks the lawned garden with borders and an array of shrubs and plants. In addition there is a summer house, greenhouse and garden shed.

Location

The property is located on the edge of the Bussage estate in a superb peaceful cul-de-sac location. It, along with the neighbouring villages of Chalford, Brownshill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, GP surgery, pharmacy, a post office and shops 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

From Stroud take the A419 London Road towards Cirencester. After a couple of miles turn left into Toadsmoor Hill sign posted Bussage/Eastcombe. Turn right at the top of the hill into The Ridgeway and proceed, taking the fourth left into Tanglewood Way. Bear left at the Old Common and continue, passing Farriers Croft on the left. Turn into Stonecote Ridge and follow the road around with the green on your left, continue and bear right, follow the road around and bear right again and the property is tucked away in the right corner as denoted by our for sale board.

Tenure

Freehold

Services

The vendor has informed us that all mains services are connected.

Council Tax Band

Band = E

Local Authority

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



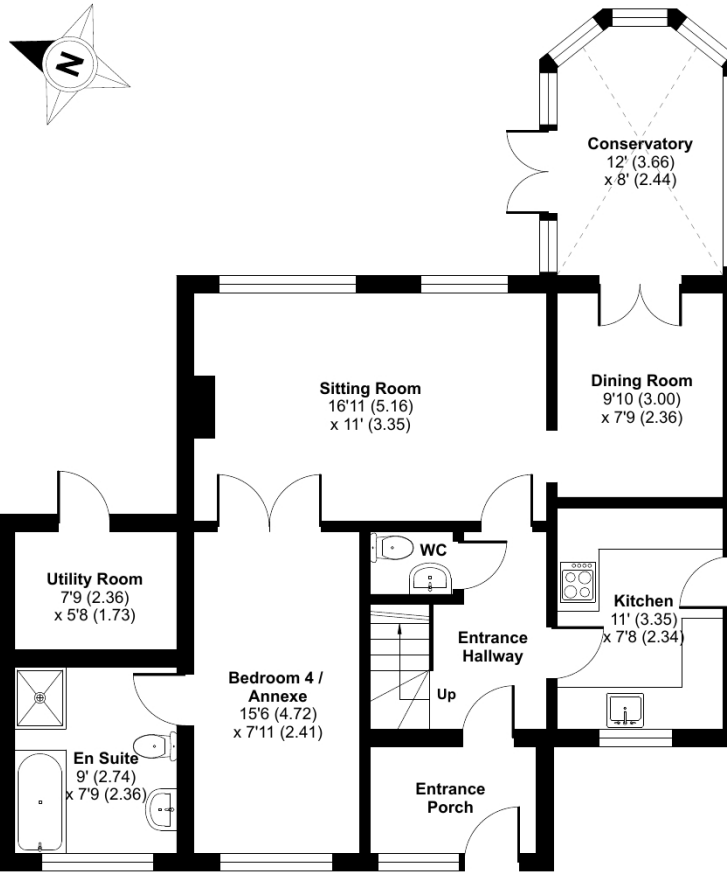
Stonecote Ridge, Bussage, Stroud, GL6

Approximate Area = 1346 sq ft / 125 sq m

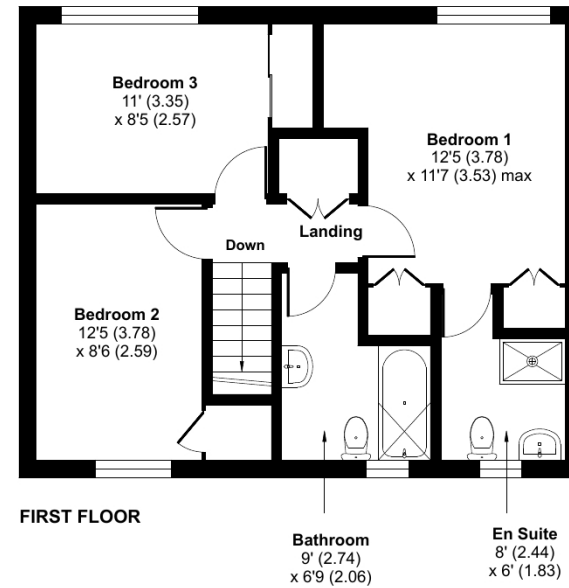
Outbuilding = 44 sq ft / 4 sq m

Total = 1390 sq ft / 129 sq m

For identification only - Not to scale



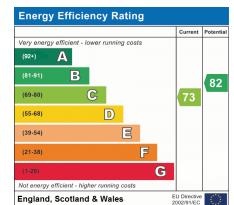
GROUND FLOOR



FIRST FLOOR



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: 1098034



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.