



Woodbine Cottage, Ruscombe, Gloucestershire, GL6 6DF  
Guide Price £685,000



## Woodbine Cottage, Ruscombe, Gloucestershire, GL6 6DF

Available with no onward chain - A detached extended Cotswold stone property in a choice location at popular Ruscombe with four bedrooms, two good reception rooms, a wonderful view, a detached garage and lovely landscaped gardens.

ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, OFFICE, UTILITY ROOM, CLOAKROOM W/C, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, A DETACHED 17' GARAGE, LANDSCAPED GARDENS WITH A LOVELY OUTLOOK, CHAIN FREE.



Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

Woodbine Cottage is a brilliant example of an extended detached Cotswold stone cottage situated in an 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 view. Accordingly, the property was originally constructed using methods and materials traditional to the area, and it has been carefully extended in the past. The resulting building is a substantial residence, with well kept accommodation arranged over three floors.

It is immediately clear that this is a welcoming, characterful, comfortable space, and it's been the perfect family home for the current owner for over 35 years. The ground floor comprises an entrance hall, 16' dual aspect living room with a fireplace and doors out to the garden and the view, an 18' dining room, a kitchen/breakfast room, useful utility room, study/office, downstairs w/c and rear hall. A staircase leads up from the latter to the first floor, with a landing, principal bedroom with en suite shower room, family bathroom and two further bedrooms on this level. There is another double bedroom at the top of the house, and this 17' room works well as both a bedroom and a hobby space. The house is well presented, and almost every window enjoys a pleasant outlook, with the view to the south of particular merit. A unique character home that does so much so well, and available with no onward chain. A must for your viewing list.



### Outside

A 17' x 17' garage with electric door and power is at road level. Gated steps and a path lead down to the property and the garden. There is a paved area by the front door, and this continues around the house and extends at the rear, with plenty of space for a large table and chair set. There are well kept lawns, mature well stocked borders, a pond fed by a natural spring, and a wilder wooded area. The view across neighbouring fields to countryside beyond is really rather special.

### 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 (10 miles), Cheltenham (15 miles) and Swindon (25miles) 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 bear left signposted Farmhill and continue up the hill to Whiteshill, passing the primary school on your left hand side. Almost at the top of the hill turn left into Ruscombe Road and continue past the church. Drive down the hill towards Ruscombe until you pass the church hall on your right. Continue, and the property can be found some way along as the road bends, set down on the left, opposite the turning and the Middle Spring sign on the right.

### Property Information

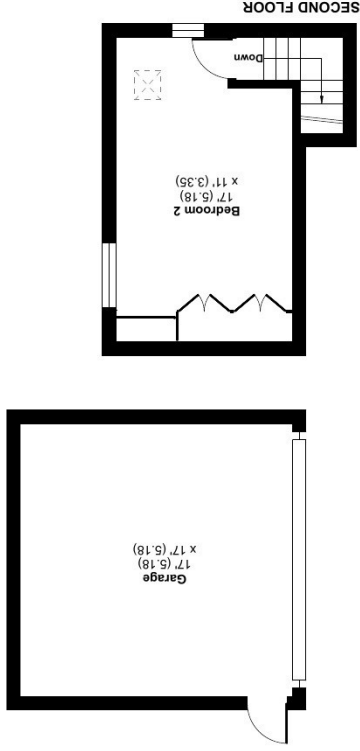
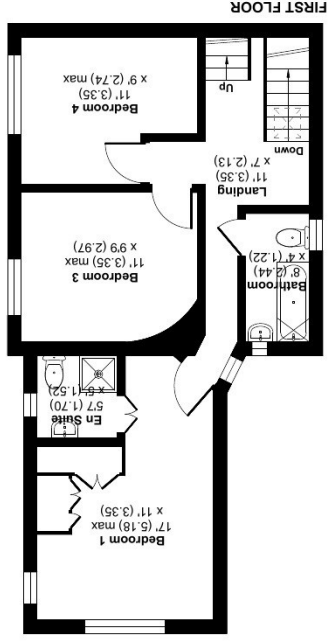
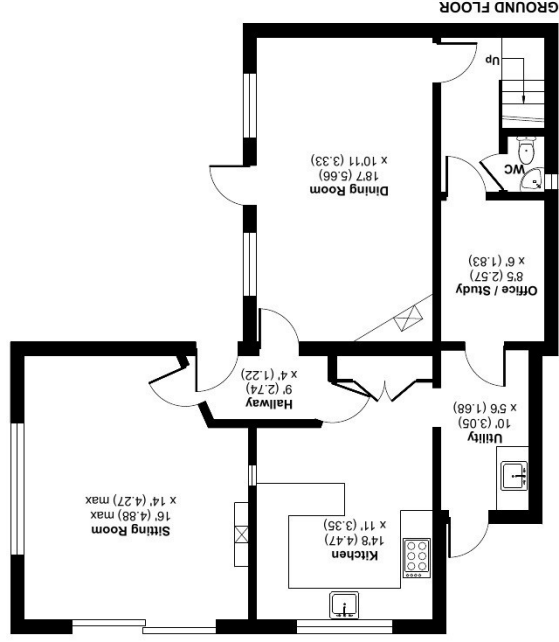
The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultra fast connection, and you are likely to have 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

**Woodbine Cottage, Ruscombe, Gloucestershire, GL6 6DF**

Approximate Area = 1598 sq ft / 148.4 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Total = 1887 sq ft / 175.2 sq m  
 For identification only - Not to scale



**Certified Property Measurer**  
 RICS  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.  
 Produced for Peter Joy Estate Agents. REF: 1107048

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.

Energy Efficiency Rating	
Current	Potential
80	80
Energy Efficient - lower rating outside	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
England, Scotland & Wales	
Low energy efficient - lower rating outside	