



Weavers Cottage, Bussage, Stroud, Gloucestershire, GL6 8BB  
Guide Price £575,000





## Weavers Cottage, Bussage, Stroud, Gloucestershire, GL6 8BB

This charming period Cotswold stone property is situated in an elevated and quiet position in Old Bussage. The period home boasts four bedrooms, two bathrooms, a cosy sitting room, a well-appointed kitchen and a light-filled conservatory. Additional features include ample parking, a garage and gardens. Offered to the market with no onward chain.

ENTERANCE, KITCHEN/BREAKFAST ROOM, CONSERVATORY, SITTING ROOM, FOUR BEDROOM, MAIN WITH EN-SUITE BATHROOM, FAMILY BATHROOM, ABUNDANCE OF CHARECTER, PARKING, GARDEN, GARAGE, VIEWS, SITUATED IN A QUIET SPOT



Viewing by appointment only

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### Description

Situated in an elevated position in Old Bussage is this charming four-bedroom detached period home that retains many of its original character, including exposed stonework, beams and mullion windows. Upon entering through the stone porch, you're welcomed into a hallway that provides access to the sitting room on your left and the kitchen straight ahead. The kitchen/breakfast room features a variety of wall and base units, along with freestanding appliances. Steps from the kitchen lead up to a conservatory that overlooks the rear garden, with French doors opening to the outside. The cosy sitting room, measuring 20'6 x 15', boasts an impressive inglenook fireplace, exposed beams and mullion windows with views of both the front and rear aspects. On the first floor, you'll find two bedrooms and the family bathroom. The main bedroom, measuring 15' x 14', includes built-in wardrobes and an en-suite bathroom. As indicated on the floor plan, two separate staircases lead to two additional bedrooms on the upper level, both offering elevated views across the valley.

### Outside

The gardens are a lovely asset to this property. The driveway provides ample parking for several cars, alongside access to the garage. At the front of the property, there is a small garden area mainly laid to lawn, with mature shrubs surrounding the boundary. A lovely seating area is located next to the conservatory. The remaining garden sits above the property, consisting mainly of trees and shrubs.

### Location

The property is located in Old Bussage. It, along with the neighbouring villages of Chalford, Brownhill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, three 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

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 until you see The Ram Pub. The property can be located next door to the pub noted by a for sale sign.

### Services

The property is freehold. Gas central 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 standard and superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Local Authority

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



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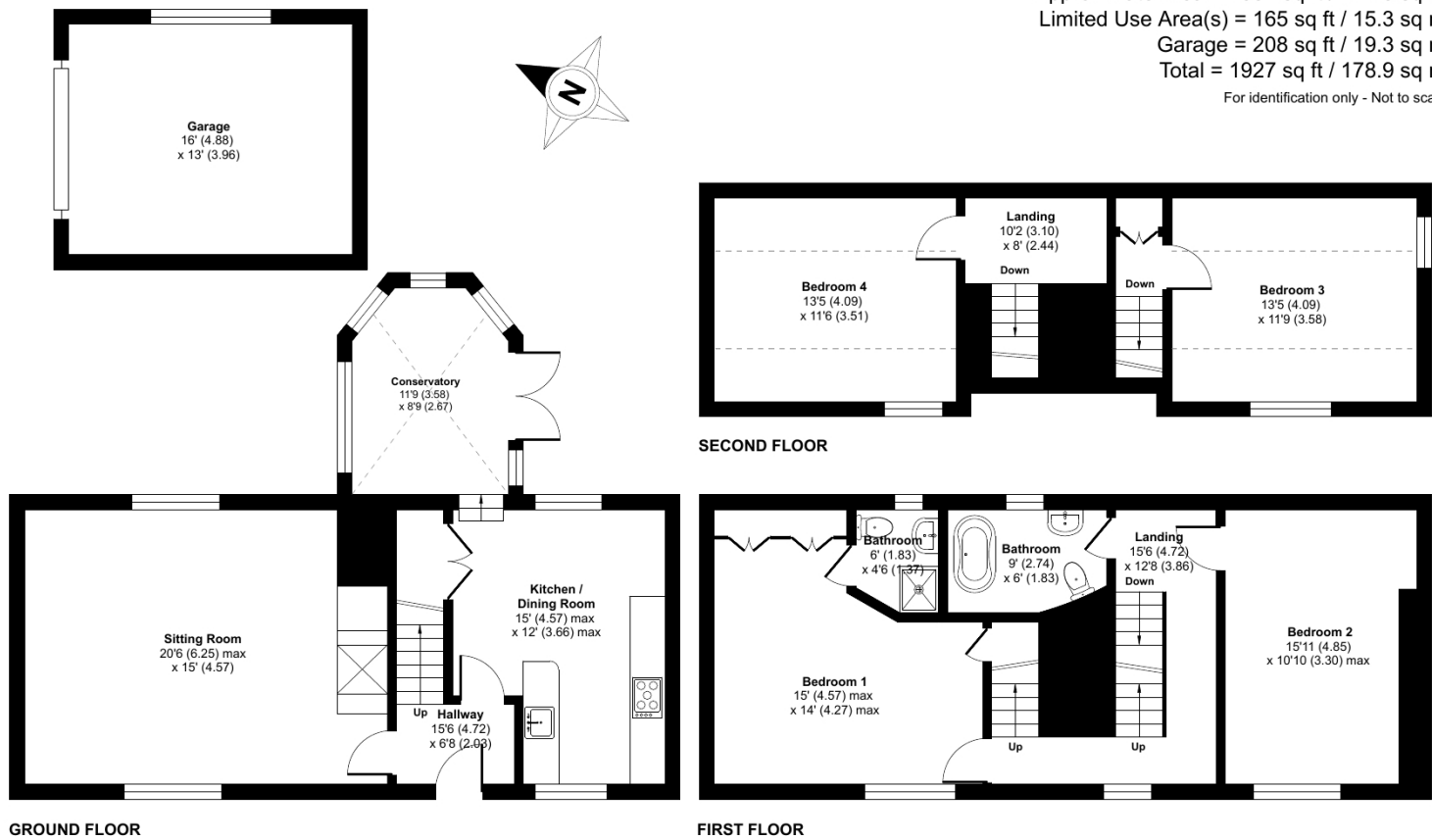
Approximate Area = 1554 sq ft / 144.3 sq m

Limited Use Area(s) = 165 sq ft / 15.3 sq m

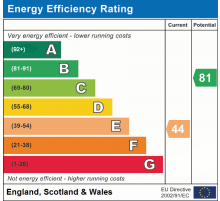
Garage = 208 sq ft / 19.3 sq m

Total = 1927 sq ft / 178.9 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: 1167780



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.