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Summerfield House, The Broadway Oakridge Lynch, Stroud GL6 7NY



Contemporary property with a traditional twist | Versatile and spacious accommodation
Stunning location | High specification
Accommodation over three floors | EPC A

Offers in the Region of £795,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Summerfield House, The Broadway

Oakridge Lynch, Stroud GL6 7NY



3 Bedrooms



2 Bathrooms



3 Receptions

Summerfield House is a most impressive newly built detached home, enjoying a lovely location with village views, within a well-regarded and sought-after Cotswold village.

The property has been built to an excellent standard and specification, has attractive natural stone elevations, beneath a reconstituted Cotswold stone style roof, and also a zinc side roof. With many interesting and attractive features, in particular the stainless steel down pipes and gutters, and grey aluminium double-glazed windows and doors, with slate sills. The total accommodation amounts to circa 2,650 sq ft internally, and is finished to an excellent standard throughout, including oak and slate flooring and oak doors.

Approached into a welcoming reception hall area, there is an adjacent shower room and a staircase down to the lower level. The sitting room is a superb triple aspect room with bi-fold doors and a contemporary wood burner. This room is well-proportioned and enjoys a lovely aspect. There is a study/family room and a very large open plan kitchen has

space for a dining area and sofa, and there is a large central island. This room is also dual aspect and has bi-fold doors along with the sitting room that connect onto the patio terrace.

At first floor level, the master bedroom is dual aspect with high ceilings and built-in wardrobes, an en-suite shower room. There are two further well-proportioned bedrooms, one of which has built-in wardrobes and a main bathroom.

The lower ground floor provides in excess of a further 500 sq ft of accommodation, that has versatile use, could be utilised for a number of different purposes, which could include a dependent annexe, perhaps a teenager's annexe/flat, games room, cinema room, work from home studio etc.

The gardens are laid to lawn, and are enclosed by stone walling and enjoy an attractive aspect plus there is a large integral store next to the house.



There is extensive parking for probably up to five or six cars.

The property enjoys an oil-fired central heating system, aluminium-framed double-glazing that is double-glazed and triple-glazed in places, and also the benefit of solar roof panels for hot water assistance.

Amenities

There are five hamlets making up Oakridge: Oakridge Lynch, Far Oakridge, Waterlane, Bournes Green and Tunley. Local amenities include Oakridge Parochial Primary School, a village shop/post office, a village hall, The Butchers Arms public house dating back to the 18th century, a recreational ground and an annual village show held on the first Saturday in September at the recreation ground. This is a very rural area and these hamlets are surrounded by fields and woodland.

Directions

From the Stroud office on London Road to the mini island take 1st exit onto Bisley Old Road and follow out of Stroud towards Bisley. You will need to follow this road for approximately 3 miles towards Bisley. When approaching the village take the first turning signposted All through traffic. This will bring you directly into the village, continue to follow the road through the village. You will approach a bend and a turning on the left hand side for Oakridge Lynch. Follow the road into the village to the T Junction go straight over down the bank passing a triangular area of grass with lanes either side and continue taking the next lane on the left called The Broadway, you will see our for sale sign at the end of the lane and follow a short distance where you will see the driveway on the left hand side.

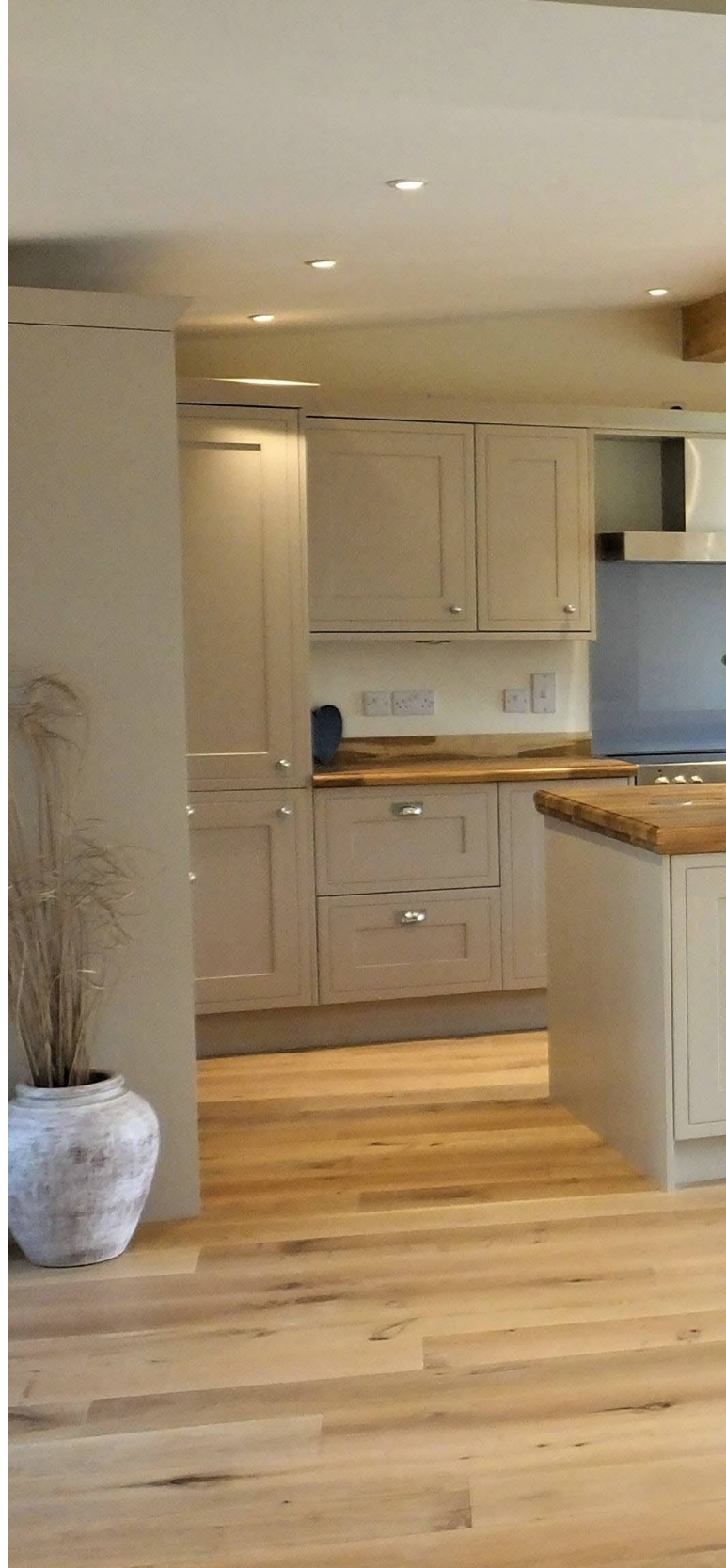
Services and Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

Local Authority

Stroud District Council

Ref: 71029091/24569/MJC

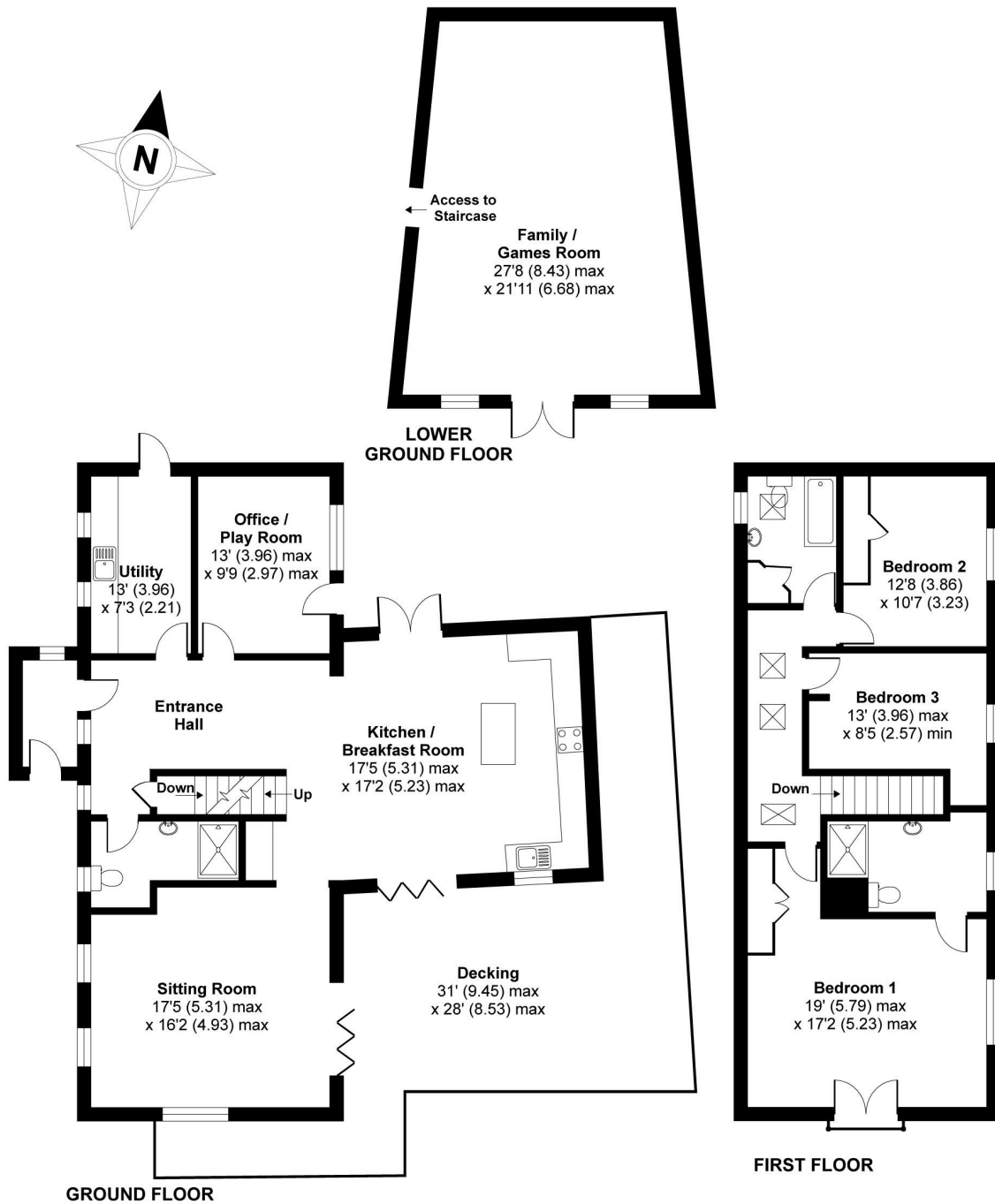






Oakridge Lynch, Stroud, GL6

APPROX. GROSS INTERNAL FLOOR AREA 2513 SQ FT 233.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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