



Middle Spring, Ruscombe, Stroud, GL6 6DF
Asking Price £450,000

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EXCLUSIVE



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Presenting a pretty stone cottage for sale, nestled amidst the most picturesque settings, offering delightful valley views across the valley. This property benefits from the tranquillity of walking and cycling routes in its vicinity, making it an absolute delight for nature enthusiasts. The cottage benefits from 3 bedrooms one of which is open to the landing with the option to separate from the landing with a stud wall. The property further boasts two characterful reception rooms, providing space to dine and recline for relaxation and family gatherings.

Adding to the charm of this home are unique features like a hob fire place to the dining room and a wood burner to the sitting room, enhancing the comfort on those chilly days. The panoramic views over the valley can be enjoyed from the cottage. Furthermore, the convenience of parking space is also available providing an additional advantage, and a mature garden is located to the front and side. Viewings are by appointment only.





Amenities

Ruscombe is a popular village high up and only a couple of miles north west of Stroud town. Whiteshill the neighbouring village has a community shop, two well regarded schools within half a mile and a larger convenience store at the bottom of the hill. A wider range of facilities are available in nearby Stroud which is approximately 2 miles away. This including a leisure and sports centre and a main line railway station connecting with London (Paddington). Gloucester (9 miles) and Cheltenham (14 miles) are both within comfortable driving distance and junction 13 of the M5 motorway is approximately 5 miles distance.

Dining Room

Cast iron hob fireplace, with stone staircase alongside, Flagstone flooring, ceiling beams, stone mullion window to the front, additional single glazed window, radiator, cupboard with the gas boiler, a further small glazed window glazed directly into the wall.



Kitchen

A selection of patients, with square edged worktops. Gas point for cooker, plumbing for washing machine, plumbing for a slimline dishwasher, space for fridge freezer, double bowl stainless steel sink, double glazed coated aluminium window and sealed units double glazed wooden window, double radiator, tiled floor, coated aluminium stable door to the side garden.

Sitting Room

Oak and glass door to the front garden, two radiators, wood burner to inglenook, Stone chimney breast and alcoves. Sealed unit double glazed stone mullion window, ceiling beam, casement double glazed window.

Landing

Via a stone staircase, radiator, loft access, airing cupboard. Doors to bathroom, bedroom two and dressing room/bedroom three.



Bedroom 3

Door to the master bedroom, sealed unit double glazed window to the front with distant view across the valley, loft access, radiator, curtain fronted wardrobe. This room could be divided to create an individual third bedroom.

Master (Bedroom Bedroom 1)

Sealed unit double glazed window to the front with view across the valley, additional window to the side, curtain fronted wardrobe, radiator.

Bedroom 2

Seal unit double glazed window, radiator, curtain fronted wardrobes, cupboard with hot water tank. Distant views across the valley can be seen from this room.

Bathroom

Comprising a white suite to include a panelled bath with



electric shower over, sealed unit double glazed window with tiled sill, pedestal basin, WC, radiator.

Outside

Off Road Parking

There is off-road parking for one car in front of the property. There is also in front of the parking area, a long white line signing for the road to be kept clear.

Gardens

To the front, a door and stepped pathway from the pavement leads to the cottage. An established well planted garden with areas of grass and many shrubs and plants to include, climbing, rambling and bush roses, autumn flowering clematis, some laurel hedging, Honeysuckle, Daylilies, Japanese anemone. The garden continues to the side alongside the kitchen where a summer house can be found, and a secluded



area with seat and pond, shrub borders, log store and lights. To the rear of the property is a long thin covered store area.

Council Tax Band
Band D

Tenure
Freehold

Social Media

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Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

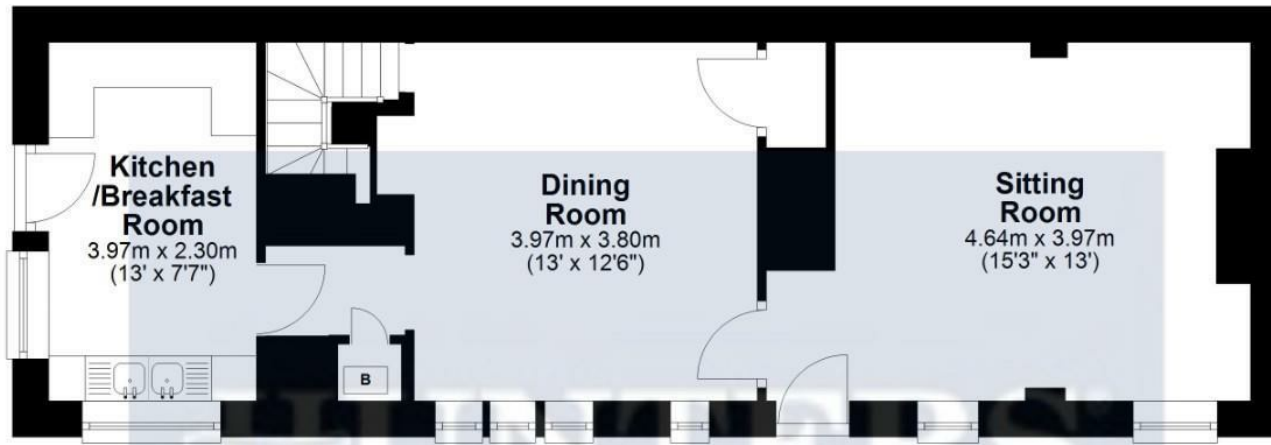
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 94.0 sq. metres (1011.5 sq. feet)

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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