

# RUSHILL RUSCOMBE



WHITAKER  
SEAGER





Please note, the furniture in this image has been virtually placed.

## RUSHILL, LOWER STREET, RUSCOMBE, STROUD, GL6 6BZ

BOASTING PANORAMIC VIEWS AND A B RATED EPC, THIS RECENTLY CONSTRUCTED DETACHED 5 BEDROOM FAMILY HOME, PROVIDES FABULOUS ACCOMMODATION, GARDENS, PARKING AND A POPULAR VILLAGE SETTING.

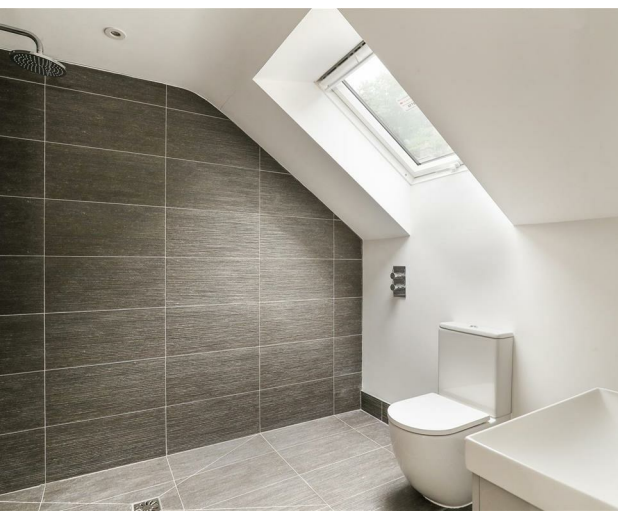
### *The property*

A newly built detached home, occupying a breathtaking village setting, boasting panoramic views across open countryside. This fabulous home has been built using traditional Cotswold stone, ensuring that the property enjoys character, whilst also benefiting from a fantastic B rated EPC. Great thought has been put into the design, deceptive from the front and rear elevation the house offers 2304 sq ft of family accommodation. As illustrated by the floorplan this offers great versatility. The main entrance opens to a first floor reception hall, stairs leads down to the living space, and a further staircase leads up to the main bedroom suite. Doors open to 4 bedrooms and the stylish family bathroom. The impressive open plan living space measures 30'2. Two sets of French doors open to the decked terrace enabling the garden to become an extension of the living space as well as ensuring the room is flooded with light. A beautiful fireplace with stone surround and woodburning stove,

sits to one end whilst the kitchen and dining area extends to the other. The well designed kitchen has been fitted with contemporary units, slate grey compact laminate worktops, a double oven and dishwasher, a large island further adds to the rooms appeal, hard floors flow throughout and the downstairs accommodation. An adjoining snug/study, downstairs shower room and utility with external side access, offer further possibilities. 4 bedrooms are located on the first floor, 3 of which boast wonderful views. Bedroom 2 is served by a stylish ensuite shower room with cubicle and vanity storage, whilst the remaining bedrooms have use of a family bathroom with free standing bath, separate shower cubicle and vanity storage. The main bedroom suite sits across the top floor, where the view becomes further reaching, the room provides plentiful room for storage and is served by a stylish ensuite shower room. The property enjoys underfloor heating on the ground floor. Council tax band awaited.







**Guide price**  
**£795,000**

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- Hall
  - Open plan kitchen/dining/living room
  - Snug/study
  - Downstairs shower room & utility
  - 5 bedrooms
  - 2 ensuite shower rooms
  - Family bathroom
  - Private parking & garden, with panoramic views
  - Gas central heating. Underfloor heating on the ground floor. Woodburner
  - Ofcom- Likely to have good mobile phone coverage and superfast broadband at this postcode.
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**WITHIN EASY REACH...**

*Stroud - 2.9 miles*  
*Gloucester - 8.2 miles*  
*Cirencester - 17 miles*  
*Bristol - 32 miles*  
*Bath - 33 miles*

## Outside

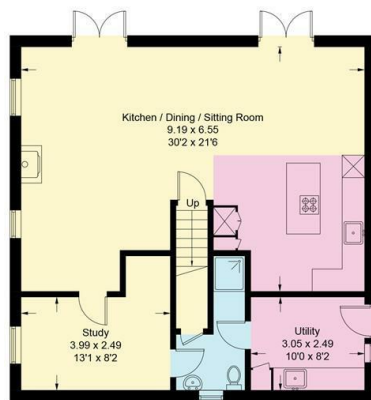
A tarmac driveway offers parking for two cars. Steps down from the parking area lead to the main entrance. Grounds extend to three sides of the property, however, the main garden lies to the rear where the spectacular view can be enjoyed. A decked seating terrace offers the ideal spot to sit back and relax or for alfresco dining, steps down lead to a large expanse of lawn. The garden offers room for children to play and a blank canvas for the keen gardener. Rushill benefits from a right of way at all times, both pedestrian and vehicular over a small section of the neighbours driveway. For this they are required to pay a fair proportion of the proper costs of maintenance and repair. A plan illustrating this is available upon request.

## Situation

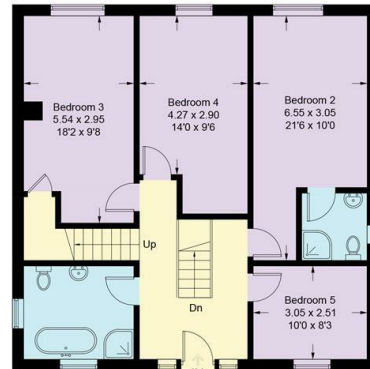
Ruscombe is an attractive Cotswold village located in an elevated position on the outskirts of Stroud, known locally for its breathtaking views over neighbouring countryside. A local community shop can be found in nearby Whiteshill in addition to the services of a Parish church, primary school and pub. Other primary schools can be found in Randwick and Cashes Green. The nearest secondary school is Archway School found in Paganhill, in addition to two grammar schools Marling for boys and the High School for girls. Wycliffe College is the nearest independent school. Local pubs include the Carpenters Arms at Westrip and the Vine Tree Inn in Randwick. The Whiteshill and Ruscombe village hall is positioned in Whiteshill.



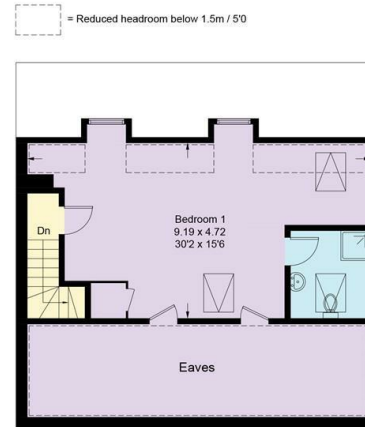
Approximate Gross Internal Area = 214.0 sq m / 2304 sq ft  
(Excluding Eaves)



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID983906)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 6BZ

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District Council. Council Tax Band New Build and EPC rating B

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

