

LONGRIDGE OAKRIDGE LYNCH



WHITAKER
SEAGER



LONGRIDGE, OAKRIDGE LYNCH, STROUD, GL6 7NZ

A DETACHED 3/4 BEDROOM BUNGALOW, AFFORDING WONDERFUL ELEVATED VIEWS, GARDENS, GATED PARKING AND CENTRAL COTSWOLD VILLAGE LOCATION.

The property

A detached bungalow, occupying a central location in this much coveted Cotswold village. Affording beautiful elevated views across the valley. Longridge provides bright accommodation that is positioned across one level and is comprehensive in size. The main door opens to a useful entrance porch which leads onto an inner hallway off which doors radiate both the bedrooms and living space. The sitting room is ideally placed to the front of the bungalow, patio doors provides access to the garden, ensure the room is flooded with light and provide an elevated outlook across the village roof tops to the valley beyond. A feature fireplace with gas stove inset forms an attractive focal point to the room and hard floors have been recently laid. Partially open-plan, the sitting room opens to sociable family kitchen/dining room with tiled floor, where French doors open to the rear garden. A range of wall and base units offer storage and there is room for an oven, dishwasher and fridge.

An adjoining utility room provides further useful space and offers access to a double bedroom and neighbouring shower room, providing use as a main bedroom suite, guest suite or further reception room if desired. An additional three bedrooms and a recently remodelled family bathroom with separate shower enclosure, are positioned to the opposite end of the bungalow. Bedrooms 1 and 3 boast double aspect windows, bedroom 4 is currently used as playroom/snug. The current owners have obtained planning permission to extend the property creating a second storey, further information can be found on Stroud District Councils planning portal using Ref: S.23/0292/HHOLD. For those working from home, 'Gigaclear' (fibre optic broadband) is connected. The property is served by a septic tank (which complies with 2020 regulations) and oil fired heating. There are also solar panels which heat the bathroom water.





Guide price
£580,000

- *Porch & Hallway*
 - *Sitting Room*
 - *Kitchen/Dining Room*
 - *Utility*
 - *3/4 Bedrooms*
 - *Family Bathroom & Shower Room*
 - *Playroom/Bedroom 4*
 - *Gardens, Parking & Views*
 - *Planning Permission to Enlarge. Cotswold Village Setting*
 - *Ofcom state that ultrafast broadband is available & mobile phone coverage likely with the 4 main providers.*
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WITHIN EASY REACH...

- Stroud - 6.1 miles*
- Kemble Railway Station - 8.5 miles*
- Cirencester - 9.4 miles*
- Cheltenham - 13.7 miles*
- Gloucester - 14.4 miles*
- Bath - 33.1 miles*
- Bristol - 35.9 miles*

Outside

Approached through double gates, a tarmac driveway offers parking for several vehicles. Set behind a Cotswold stone wall, gardens surround the property and provide an area of level lawn, a raised paved seating terrace offering the perfect spot to dine and take in the view, and a further paved courtyard behind the bungalow, with gated access onto the lane. Electric car charging point available.

Situation

The popular Cotswold village of Oakridge Lynch is located in an elevated position between Cirencester and Stroud and is made up of five rural hamlets. This thriving community enjoys the benefits of St Bartholomew's Church, Oakridge Parochial primary school, a village shop with post office, The Butcher's Arms public house, a village hall, cricket club and a vast variety of clubs and associations. The area offers excellent educational opportunities with grammar schools for boys and girls being available in Gloucester, Stroud and Cheltenham. Secondary schools are found in nearby Eastcombe village, Stroud and Cirencester. Ofcom states that mobile phone coverage is likely with Vodafone, O2, EE and Three.



Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID911136)



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Useful Information

Tenure: Freehold

Postcode: GL6 7NZ

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 E and EPC rating D

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.

