

8 BEARSFIELD
BISLEY



WHITAKER
SEAGER



8 BEARSFIELD, BISLEY, STROUD, GL6 7DB

A CHARMING SEMI-DETACHED FAMILY HOME,
PROVIDING 1215 SQ FT OF ACCOMMODATION, AN
ENCLOSED REAR GARDEN, GARAGE AND PARKING.
LOCATED IN THE HEART OF THIS COTSWOLD VILLAGE.

The property

NO ONWARD CHAIN - A charming semi-detached modern village home, located in the heart of Bisley, a picturesque Cotswold village with a variety of amenities. 8 Bearsfield enjoys family accommodation that is flooded with natural light throughout. It has been very much loved by the current owners and now offers its next buyer the opportunity to update. Whilst the main door opens to the front elevation, access can also be gained through the gated rear garden when parking in or by the single garage. From an inner hallway doors open to the living space. The sitting room is generous in size, with patio doors opening to the garden and a redbrick fireplace with woodburner forming a focal point to the room. With room for living and dining, a serving hatch opens to the kitchen. The kitchen breakfast room is fitted with a variety of wall and base units and an integral extractor hood, there is room for an oven, fridge and

plumbing for a washing machine. A door opens to the garden. Modified for current owners needs, the room currently houses a wet room area, however subject to further alterations, this offers the perfect spot for a dining table creating a kitchen/breakfast room. Three bedrooms are located on the first floor, two sitting to the rear of the house and one to the front elevation. These are served by a family bathroom with an electric shower over the bath. A further staircase leads to a large attic room, that lends itself to variety of uses. The property is warmed by gas central heating, the boiler was replaced in 2020.





Guide price
£380,000

- Hall
- Sitting room/dining room
- Kitchen/breakfast room
- 3 bedrooms
- Family bathroom
- Attic room
- Enclosed rear garden, garage and parking
- Ofcom - Indoor mobile coverage likely with EE and O2, Ultrafast broadband available, 1000 Mbps 1000 Mbps
- Cotswold setting, close to village amenities.
- NO ONWARD CHAIN

WITHIN EASY REACH...

- Stroud - 4 miles*
- Kemble railway station - 9.5 miles*
- Cirencester - 6.5 miles*
- Cheltenham - 22 miles*
- Gloucester - 26 miles*
- Bath - 31 miles*
- Bristol - 37 miles*

Outside

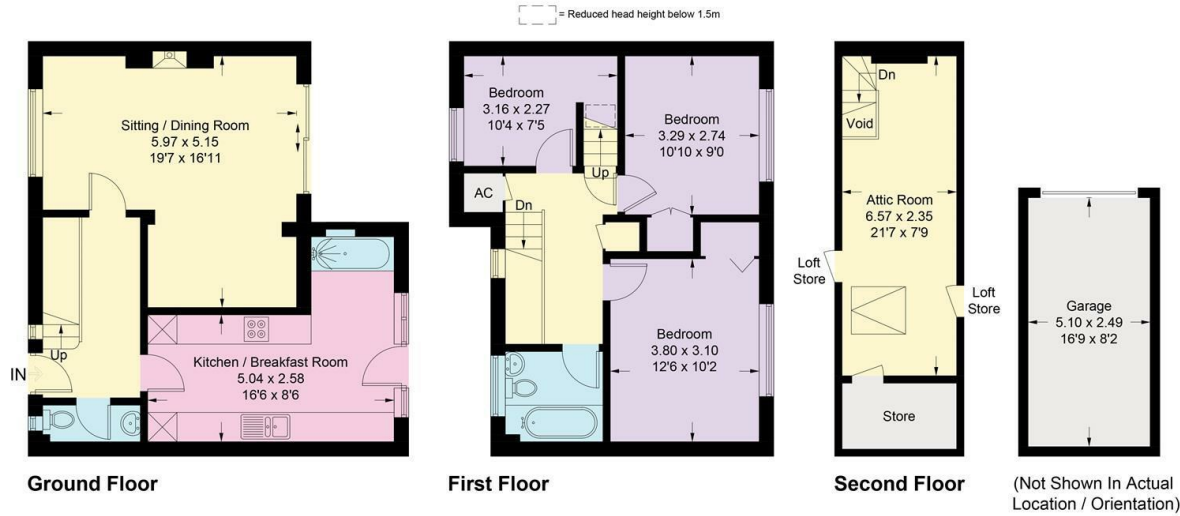
An enclosed walled garden laid to lawn with a patio sits to the rear of the house. A pedestrian gate opens to the rear where a garage on block is located. A private driveway leading to the block of garages is shared with the neighbouring properties, which home owning a section of this driveway. The garage benefits from light and power, with parking for one car in front of the garage. The original 1977 conveyance states that each residence should contribute an equal amount to the maintenance of this area.

Situation

Bisley is a stunning quintessential Cotswold village lying east of Stroud. This beautiful village and its surroundings area are noted for the wealth of its Cotswold stone houses of architectural and historic interest. It's a thriving village offering two churches, two public houses, a primary school, and village shop with post office. The King George V playing fields and Bisley play group are both within walking distance of the centre of the village. There is also a 'Green shop' at Holbrook Garage and a farm shop at Stancombe Beech Farm. The village hall and Bisley Sports Pavilion are home to many clubs and organisations. A variety of educational options including state, grammar and independent schooling, in addition to further educational alternatives can be found in Stroud, Cheltenham and Gloucester. London (Paddington) can be reached by rail from Stroud train station within 90 minutes.



Approximate Gross Internal Area = 112.9 sq m / 1215 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 125.6 sq m / 1352 sq ft
 (Including Void)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	68	
(55-68) D		
(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 © (ID1074295)



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Useful Information

Tenure: Freehold

Postcode: GL6 7DB

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 D 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.

