

# RIDGEWAYS BUSSAGE



WHITAKER  
SEAGER



## RIDGEWAYS, BUSSAGE, STROUD, GL6 8BB

A CHARACTER DETACHED FOUR BEDROOMED  
FAMILY HOME, WITH MATURE GARDENS AND  
SET IN A CONVENIENT LOCATION.

### *The property*

Ridgeways was originally built in the late 1940's and offers the very best of both worlds with its period exterior look and contemporary internal layout. The property has benefitted from a range of improvements such as the fabulous new extended kitchen/breakfast room, partial underfloor heating, gas central heating, double glazing, Aga log burner & open fire and Velux windows etc.

As you enter the property through the entrance/storm porch you may first notice the useful storage, from here you pass through into the entrance hall, with its stairs to the first floor and access into the family/dining room with frontal aspect, oak flooring and feature brick built open fireplace, perfect for a winters night! From here a doorway leads you into the main sitting room with a bright and airy dual aspect, wood floors and impressive Aga log burner. The kitchen/breakfast room is accessed through the family/dining room and

has been extended to give a very generous 20ft sized room. The kitchen boasts a boiling tap and family sized Samsung fridge/freezer. There are also a range of both wall and base level storage units and cupboards, with space for an integrated dishwasher. These are all finished off by the stylish oak worktops, which compliment the terracotta floor tiles perfectly. It is hard not to wax lyrical about such a versatile room, with its bright aspect and french doors opening to the rear. Further doorways take you through to the wetroom and from here into the utility room, with its stable door, complete with beautiful stained glass panel allowing side access. The utility room is also plumbed for the washing machine and has a range of fitted units and a wall mounted gas boiler, along with an attractive Belfast style sink. Bedroom 4 is situated opposite the utility room and this could be ideally used as either a study or annexe. On the first floor the main bedroom enjoys a rear aspect and further doors lead to the additional bedrooms and family bathroom.





**Guide price**  
**£630,000**

- Entrance Hall
- Sitting Room
- Family/Dining Room
- Kitchen/Breakfast Room
- Utility Room & Downstairs Shower Room
- Downstairs Bedroom 4/Study
- Three Further Bedrooms & Family Bathroom
- Ample Parking, Mature Gardens, Workshop & Logstore
- Gas Central Heating
- Ofcom - Indoor mobile coverage likely with Vodafone and O2. Superfast broadband available 80 Mbps 20 Mbps

### **WITHIN EASY REACH...**

- Stroud - 5.4 miles*
- Nailsworth - 5.6 miles*
- Cirencester - 10.4 miles*
- Cheltenham - 15.7 miles*
- Gloucester - 16.1 miles*
- Bath - 31.1 miles*
- Kemble railway station - 10.2*

## *Outside*

As you first approach the property you will notice it's ornamental block paved driveway and five bar gates. Beyond this lies the large main gravelled area of parking with ample space for several vehicles. From here a pathway leads to the front door and around to a wooden side gate. The rear garden is mainly laid to lawn with a range of mature trees and shrubs, there are feature raised beds and a useful timber storage shed. The gardens also benefits from two paved patio areas, which are joined by raised decking. This is a very social space from where to entertain or enjoy a spot of al fresco dining, and features a bespoke brick built BBQ/grill and food preparation area. Finally, a pathway leads around to the back of the property where both the logstore and useful workshop can be found.

## *Situation*

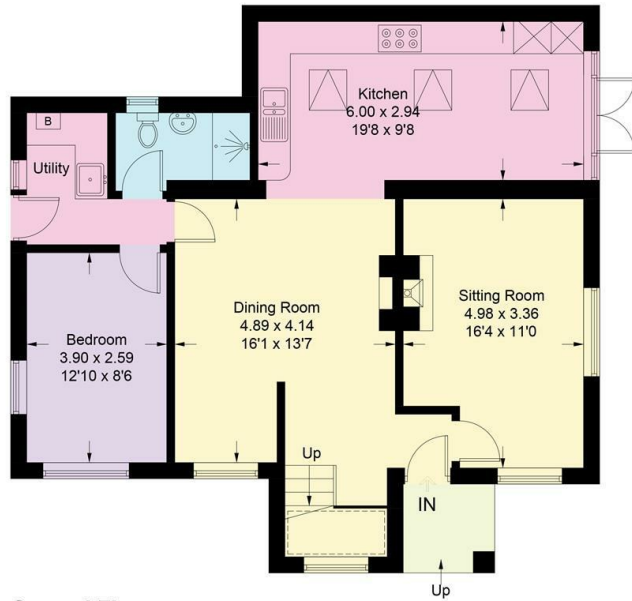
Located in the old village of Bussage, conveniently located for access to Stroud, Cirencester and Cheltenham. Bussage offers a range of amenities including Tesco supermarket, Firthwood Doctor's Surgery, Boots Pharmacy and a Chinese Takeaway. Nearby Stroud offers more extensive facilities including three supermarkets, independent high street shops, bars and restaurants. There is also an award winning weekly farmers market. Neighbouring villages of Chalford, France Lynch and Eastcombe provide further public houses, shops and cafes. Stroud has two grammar schools for boys and girls, whilst nearby Thomas Keble Secondary school is also a popular choice. Bussage benefits from its own Primary School as do the neighbouring villages. A choice of independent schools are also nearby such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College. Mainline Railway services run direct to London Paddington from both Stroud and Kemble stations.



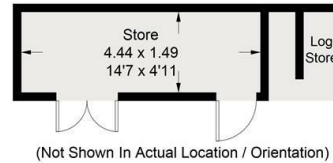
Approximate Gross Internal Area = 121.2 sq m / 1304 sq ft  
 (Excluding Void / Log Store)  
 Store = 6.7 sq m / 72 sq ft  
 Total = 127.9 sq m / 1376 sq ft



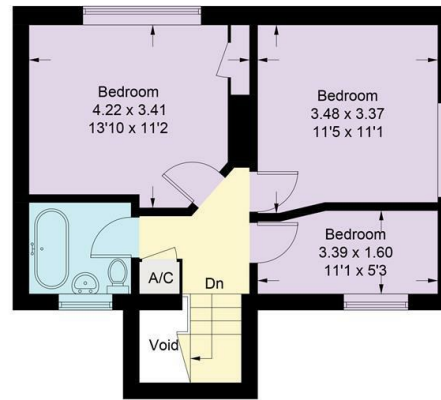
= Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1088388)

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | <b>62</b>                  |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 8BB

**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.

