

OLD GLEBE HOUSE, BUSSAGE



# OLD GLEBE HOUSE, BUSSAGE, STROUD, GLOUCESTERSHIRE, GL6 8BB

A STRIKING GRADE II LISTED HOME, FORMING A WING TO THE FORMER VICARAGE. OFFERING FAMILY ACCOMMODATION WITH IMMENSE CHARACTER. SET WITHIN 2.5 ACRES, WITH GLORIOUS RURAL VIEWS AND EASE OF ACCESS TO FACILITIES.

## *The property*

Set within 2.5 acres, affording beautiful views of the picturesque golden valley, lies this Grade II Listed family home. Now forming a wing to what was formerly the Vicarage, Old Glebe House exhibits immense history. Extended in the mid-18th century by the well-known architect GF Bodley, the property enjoys many features consistent with the Gothic Revival period for which he known. Old Glebe house enjoys a superb position, nestled in Old Bussage. Not only does this fabulous home provide privacy, but it also offers ease of access to a variety of village facilities, including shops, schools and the local pub. The current owners have made sympathetic improvements during their ownership, which will undoubtedly appeal to the modern buyer. The original vestibule to the Vicarage forms the main entrance to the property, where an arched entrance and tiled floor make an impressive first impression, this in turn leads to an inner hallway, off which doors open to

the living space and a staircase rises to the first floor. A further stone staircase leads down to the cellar. The connecting reception rooms extend to the south and west elevation. Both rooms offer great appeal boasting tall ceilings, a stone fireplace with woodburning stove inset and original windows with shutters. Exposed floorboards flow throughout. A door from the formal dining room/snug opens to the adjoining kitchen. Modernised by the current owners, the kitchen has been fitted with hand built in-frame cupboards, a granite worktop and a Belfast sink. There is an integrated dishwasher and space for a range cooker. Modern flagstone tiles further add to the rooms charm. As seen in the photos, there is plentiful room for dining. An external door leads onto a large stone terrace, with a further internal door opening to a rear boot room/utility area with a cloakroom and larder store. An elegant staircase from the hall leads to the first floor, where three

## ACCOMMODATION

*Vestibule • Hallway • Sitting Room • Snug • Kitchen/Dining Room  
Utility/Rear Boot Room with Cloakroom and Larder • Cellar • Main Bedroom  
Suite with Ensuite Shower Room • 3 Further Bedrooms • Attic Room*

*Agents note: The house is subject to a flying freehold (please see title register and plan for further detail). It is served by a septic tank, which is shared with the adjoining house. This is located within the ground of Old Gele House. The house is warmed by gas central heating. Along with The Vicarage, Old Glebe House is jointly responsible for maintaining the shared access. The property is subject to covenants, please ask the agent for further details.*

bedrooms are positioned. The main bedroom enjoys a westerly aspect across the gardens, grounds and wooded valley. This is served by a recently remodelled ensuite shower room with a large walk-in shower. A family bathroom with bath and separate shower cubicle serves the remaining bedrooms. Whilst all afford differing features, bedroom two is particularly

impressive, owing to its generous proportions, double aspect and beautiful period fireplace. A staircase from the landing offers access to the second floor, where an attic bedroom and attic room are located. Currently used as guest accommodation, the space lends itself for use as a teenage den or children's bedroom with study area. The area enjoys some bespoke open shelving.



## Situation

Located in the old village of Bussage, a pretty Cotswold village positioned in the picturesque Golden Valley. The immediate area offers a range of amenities, all within walking-distance, including Tesco supermarket, Frithwood Doctor's Surgery, Boots Pharmacy and a Chinese Takeaway. Nearby Stroud and Cirencester offer more extensive facilities including supermarkets, independent high street shops, bars, restaurants and the well renowned, weekly Stroud Farmers Market. Neighbouring villages provide further public houses, shops and cafes. Stroud has two grammar schools, whilst Thomas Keble Secondary school is also a popular local 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 and Wycliffe College in Stonehouse. Mainline Railway services run direct to London Paddington from both Stroud and Kemble stations. For those who wish to get out and enjoy the Cotswold countryside, walks are in abundance with footpaths close by. Other recreational opportunities include Golf at Minchinhampton Golf course, as well as activities at Stroud and Cirencester Leisure centres.

**According to Ofcom, superfast broadband is available at this address. Indoor mobile signal is likely with O2.**

### WITHIN EASY REACH...

Stroud – 4.5 miles

Kemble Railway Station – 10 miles

Cirencester – 10 miles

Cheltenham – 14 miles

Gloucester – 16 miles

Bath – 31 miles

Bristol – 34 miles

*All distances are approximate*





# Outside

The property is approached by a gravelled driveway, shared with the adjoining Vicarage, this provides parking for several vehicles. Gardens and grounds extend to approximately 2.5 acres and lie in the majority to the west elevation. The grounds incorporate an area of mature woodland, a paddock, extensive vegetable patch and a family friendly garden. A large terrace linking the house to the period outbuildings offers an extensive area for outside dining and entertaining and is real sun trap. The beautiful period stables have been partially renovated, incorporating a ground floor room with wet room, stairs lead up to a mezzanine level. This partial renovation forms part of a planning application that was passed, to include a single storage extension and swimming pool. Planning Ref:S.21/2622/HHOLD. Other features include, a covered seating area adjoining the stables, and a period outbuilding offering useful external storage. Mature flower borders offer great interest and colour through the spring and summer months.



## OUTSIDE

*Partially Renovated Former Stable with  
Ground Floor Room • Wet Room and  
Mezzanine Level • Period Store • Parking  
Lean-To Covered Seating Area  
Extensive Sun Terrace • Paddock  
Woodland • Vegetable Patch • Family  
Garden with Lawn and Flower Border*

**Total Plot 2.5 Acres**



## Useful Information

**Tenure:** Freehold.

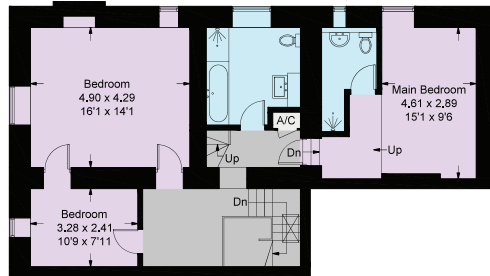
**Postcode:** GL6 8BB.

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

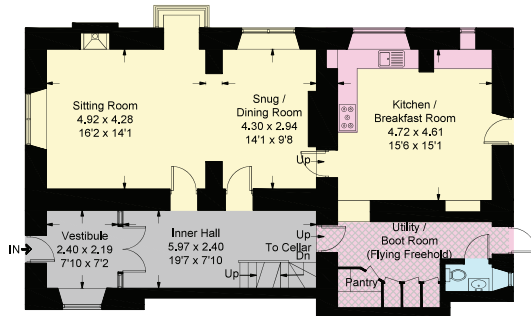
**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band F.

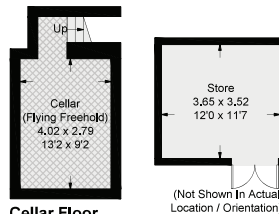
Approximate Gross Internal Area = 243.6 sq m / 2622 sq ft  
 (Excluding Open Lean To)  
 Cellar = 12.9 sq m / 139 sq ft  
 Annexe = 38.6 sq m / 415 sq ft  
 Store = 12.8 sq m / 138 sq ft  
 Total = 307.9 sq m / 3314 sq ft



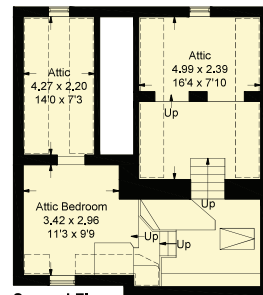
**First Floor**



**Ground Floor**

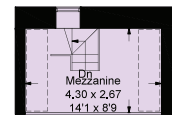


**Cellar Floor**

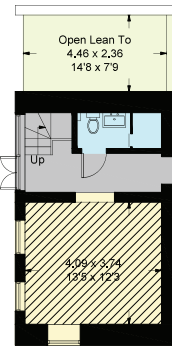


**Second Floor**

= Flying Freehold



**Former Stable - First Floor**



**Former Stable - Ground Floor**  
 (Not Shown In Actual Location / Orientation)

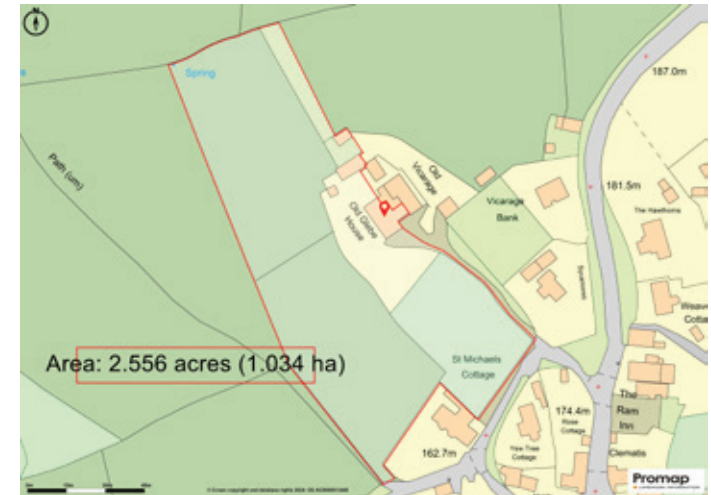


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1155226)

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PrimeLocation.com Zoopla rightmove

**WHITAKER  
SEAGER**  
ESTATE AGENCY

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.