

# WORLEY COTTAGE FRANCE LYNCH



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# WORLEY COTTAGE, FRANCE LYNCH, STROUD, GL6 8LZ

A DETACHED 3 BEDROOM HOME, ENJOYING  
RURAL VIEWS, A LANDSCAPED GARDEN AND  
PARKING FOR TWO CARS.

## *The property*

Nestled in an idyllic Cotswold location with stunning views across the countryside, Worley Cottage is a beautifully presented detached home that blends traditional design with modern construction. Completed in 2013, this property offers contemporary living in a setting of natural beauty. Situated in a desirable village, the home is within easy reach of local amenities and surrounded by scenic countryside walks. The front of the house boasts views over open fields, making it a true retreat. Entering through the main door, you are welcomed by a practical boot room. An internal oak door leads into a spacious hallway, where oak floorboards add warmth and character. The hallway forms the heart of the home, offering access to living space and stairs to the first floor. The bright kitchen/dining room benefits from natural light, with a window to the front, a side door to the garden, and patio doors leading to a raised terrace. With a tiled floor, the kitchen is fitted with in-frame cabinetry, integrated double oven and hob,

and space for a dishwasher and fridge/freezer. This room is ideal for family meals. Opposite the kitchen, the sitting room enjoys a double aspect outlook, with patio doors opening to a second terrace—perfect for alfresco dining. The elegant fireplace with woodburning stove creates a cosy focal point. Oak flooring flows throughout, adding warmth and consistency. Also on the ground floor is a cloakroom with panelled walls and a utility room housing a gas combination boiler (installed Jan 2025). Upstairs, the galleried landing enhances the sense of space and light. A rear window provides views across rooftops to the valley. The first floor features three bedrooms. The main bedroom is particularly impressive, with spacious proportions, stylish decor and ensuite shower room. Bedroom two is equally generous in size, with a large walk-in storage cupboard, whilst bedroom three is currently used as a study. A family bathroom serves bedroom two and three,





**Guide price**  
**£625,000**

- *Boot room leading to hall*
- *Cloakroom and utility room*
- *Kitchen/dining room*
- *Sitting room*
- *Main bedroom with ensuite*
- *2 further bedrooms*
- *Family bathroom*
- *Landscaped gardens and tandem parking for two cars with EV charging*
- *Ofcom- superfast broadband available- indoor mobile phone signal likely with the four main providers.*
- *Gas central heating- combi boiler installed in January 2025*

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

*Stroud - 5.2 miles*  
*Kemble - 10 miles*  
*Cirencester - 12 miles*  
*Cheltenham - 16 miles*  
*Gloucester - 16 miles*  
*Bath - 33 miles*  
*Bristol - 34 miles*

## *Outside*

A gravelled driveway with an EV charging point offers tandem parking for two cars, with a handy storage shed tucked at the rear. The low maintenance front garden offers room for plant pots and a bench. The beautifully designed gardens are full of colour and character. The main garden extends to the rear and side, with stunning landscaping that brings the space to life. A delightful paved terrace sits alongside the side of the house, with an easterly orientation, it offers the perfect spot for breakfast. From here, steps lead to a circular lawn surrounded by lush flower borders, while the gated area ensures the space is secure for pets. At the back, a south-westerly facing decked terrace and Cotswold stone patio create an inviting place to relax, dine, or entertain while soaking in the views of the surrounding countryside. A gravelled and paved garden lies below, where mature flower borders continue to add vibrant pops of colour, making every corner of the garden a visual treat.

## *Situation*

Nestled in the heart of the Cotswolds, France Lynch is a charming village within the parish of Chalford, ideally located between Stroud and Cirencester. Known for its winding lanes, quaint corners, and Cotswold stone cottages, the village is surrounded by beautiful countryside and scenic walks, including the nearby Dimminsdale Nature Reserve. The village features the cosy 'Kings Head' Public House and St John the Baptist Church, creating a welcoming community. The neighbouring villages offer a variety of amenities, including Chalford Hill Primary School, Thomas Keble Secondary School, and a community-run village shop. Tesco Metro and Frithwood Doctors Surgery are in nearby Bussage. Stroud and Cirencester provide farmers markets, additional schooling, and a range of shops and restaurants. Independent schools like Beaudesert Park School on Minchinhampton Common and Wycliffe College in Stonehouse are close by, along with two grammar schools in Stroud and further education colleges. Cirencester is home to the Royal Agricultural University. Scenic routes lead to Cheltenham and Gloucester, and mainline railway stations at Stroud and Kemble offer direct connections to London Paddington.



Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft  
 Shed = 4.2 sq m / 45 sq ft  
 Total = 130.9 sq m / 1409 sq ft  
 (Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1178695)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b> <b>86</b>
(81-91) <b>B</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 8LZ

**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 F and EPC rating C

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.

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