

THE SYCAMORES BUSSAGE



WHITAKER
SEAGER



THE SYCAMORES, THE AVENUE, BUSSAGE, STROUD, GL6 8AT

SET IN AN ELEVATED VILLAGE LOCATION, THIS EXTENDED DETACHED COTSWOLD STONE FAMILY HOME SITS WITHIN 0.375 ACRES, OFFERING SPACIOUS LIVING, AMPLE PARKING, AND BREATHTAKING VALLEY VIEWS.

The property

This distinguished detached home, crowned with a unique castellated roof, proudly occupies an elevated position in the heart of Bussage village. Set back from the lane, this striking Cotswold stone period residence has been significantly extended to provide exceptional accommodation measuring 2486 sq. ft. While the formal entrance is centrally positioned at the front, everyday access is through the rear door. The property boasts four reception rooms, two featuring stunning stone mullion bay windows framing the picturesque front aspect, along with characterful Cotswold stone fireplaces—one housing a wood-burning stove. The other two reception rooms showcase stone floors and exposed beams, with one offering French doors to the rear garden. The 27ft kitchen/breakfast room, with its impressive vaulted ceiling, creates a wonderful sense of space. At one end, the well-appointed kitchen includes ample storage, a double Belfast sink, and a built-in

dishwasher. The breakfast area provides a welcoming space for informal dining, while the far end enjoys views over the terrace and features a striking Cotswold stone fireplace. A cloakroom and boiler cupboard is off the hall. Upstairs, the spacious main bedroom benefits from fitted wardrobes and an en-suite shower room. Three additional double bedrooms provide ample accommodation, two with bay windows capturing breathtaking views. A well-appointed family bathroom serves these bedrooms.

This is a generously proportioned home, ready for the next family to make full use of its versatile spaces.

Additional Information: Ofcom: Broadband: Superfast. Mobile Coverage (Indoor): EE & Three – Limited; O2 & Vodafone – Likely. (Outdoor): Likely. Heating: Gas central heating & wood burning stove. Parking: Extensive parking and garage available.





Guide price
£975,000

- *Four Reception Rooms*
- *27ft Kitchen/Breakfast Room*
- *Utility & Cloakroom*
- *Main Bedroom with Ensuite*
- *Three further Bedrooms*
- *Family Bathroom*
- *Landscaped terrace*
- *Gardens*
- *Double Garage with Office*
- *Plentiful Parking*

WITHIN EASY REACH...

Stroud 7.3 miles

Cirencester 10.4 miles

Kemble Train Station 10.1 miles

Cheltenham 14 miles

Gloucester 17.2 miles

Outside

The grounds extend to 0.375 acres, enclosed by a charming Cotswold stone wall. A sweeping driveway leads up to a generous parking area, where the double garage and home office are located. A large wooden store, in need of replacement, presents an excellent opportunity for redevelopment. At the front of the house, a magnificent sunken terrace offers a superb entertaining space, perfectly positioned to take in the stunning, far-reaching views. Two lawned areas provide ample space for outdoor activities —one beyond the terrace at the front and another to the side—ideal for sports or letting the dog run free. To the rear, a further patio area offers a secluded retreat. A wide bank, now ready for a fresh planting scheme following the removal of a few original Sycamore trees, presents an exciting landscaping opportunity.

Situation

Located in the historic village of Bussage, this home offers easy access to Stroud, Cirencester, and Cheltenham. Bussage provides essential amenities, including a Tesco Express, doctor's surgery, pharmacy, and takeaway, while nearby Stroud offers supermarkets, independent shops, bars, and an award-winning farmers' market. The surrounding villages of Chalford, France Lynch, and Eastcombe add further pubs, shops, and cafés. For education, Bussage has its own primary school, with Thomas Keble Secondary and two Stroud grammar schools nearby. Prestigious independent schools, including Beaudesert Park, Wycliffe College, and Cheltenham's renowned colleges, are within easy reach. Mainline trains from Stroud and Kemble offer direct links to London Paddington.



Approximate Gross Internal Area = 231.0 sq m / 2486 sq ft
 Outbuilding = 35.2 sq m / 379 sq ft
 Total = 266.2 sq m / 2865 sq ft

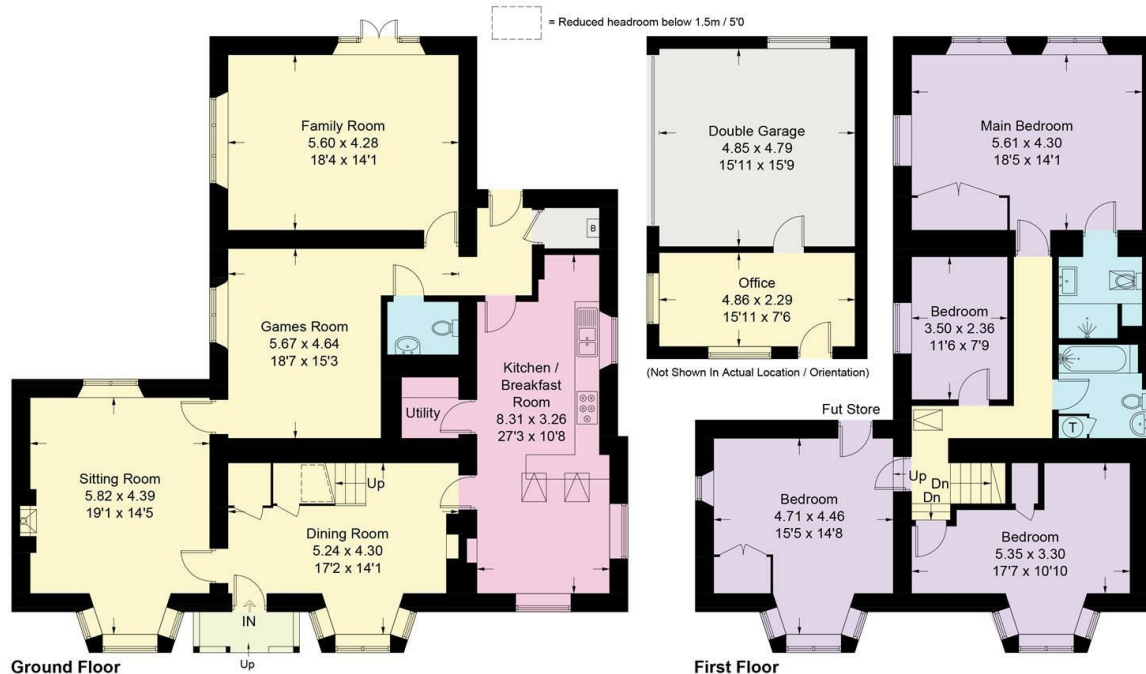


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180185)

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



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Useful Information

Tenure: Freehold

Postcode: GL6 8AT

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 Tax Band G 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.

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