

JASMINE COTTAGE FRANCE LYNCH



WHITAKER
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JASMINE COTTAGE, FRANCE LYNCH, STROUD, GL6 8LR

A PRETTY TWO BEDROOM COTSWOLD STONE
SEMI-DETACHED COTTAGE WITH ENCLOSED
GARDEN, PARKING AND NO ONWARD CHAIN.

The property

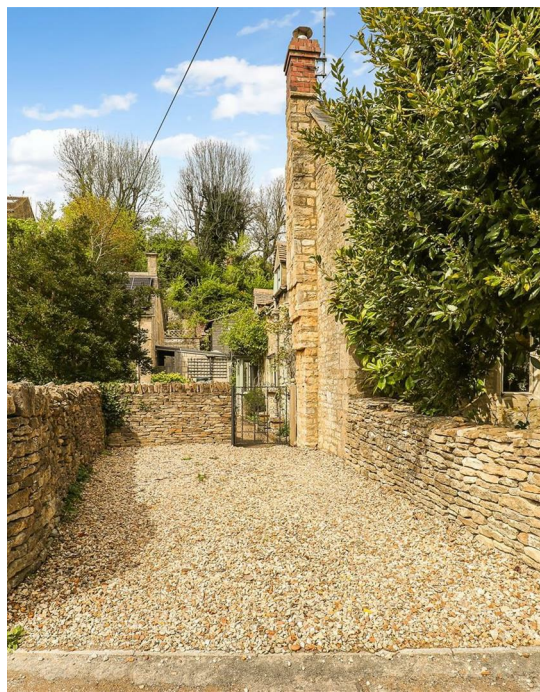
Nestled in the hilltop village of France Lynch lies this charming Cotswold stone semi-detached cottage. Tucked just off the village lane, this two-bedroom period home has been beautifully updated by the current owner. Improvements include a refitted bespoke kitchen and bathroom, as well as the installation of a wood burner in the sitting room—blending modern comfort with timeless character. Step through the open porch and front door into the welcoming dining room, where you'll find wooden flooring and an exposed Cotswold stone fireplace with an ornate wood burner inset. From here, steps lead up past the bathroom and utility area to the bright, light-filled kitchen, while a separate door opens into the cosy sitting room. The kitchen is flooded with natural light thanks to a large window and French doors opening onto the side garden. It features stylish cabinetry, integrated appliances including a fridge, freezer, and dishwasher, a Belfast-style sink,

attractive worktops, wooden flooring, and a range-style AGA cooker. The sitting room is a delightful dual-aspect space, with a Cotswold stone fireplace housing a wood burner, wooden floors, and a characterful alcove with built-in shelving. The bathroom includes a freestanding claw-foot bath with shower over, WC, and a basin set into a vanity unit. The utility room features a limestone floor, wall-mounted cupboard, and space for laundry appliances. A staircase rises to the first floor, cleverly incorporating bespoke cupboards and integrated wine racks beneath. Upstairs, there are two bedrooms. The main bedroom enjoys painted exposed beams, wooden flooring, and built-in wardrobes. The second bedroom also offers a built-in wardrobe and a cupboard housing the gas boiler.

Property Information: Broadband: Superfast available (Ofcom)

Mobile Coverage: Likely for both indoor and outdoor use (Ofcom)

Heating: Gas central heating and wood burners





Guide price
£420,000

- *Two double bedrooms*
- *Dining Room*
- *Sitting Room with wood burner*
- *Re-fitted Kitchen*
- *Re-fitted downstairs Bathroom*
- *Utility*
- *Private Parking space*
- *Enclosed Garden*
- **NO ONWARD CHAIN**

WITHIN EASY REACH...

Stroud: 5.6 miles

Cirencester: 10.5 miles

Cheltenham: 14.2 miles

Gloucester: 16.9 miles

Outside

Cotswold stone walls enclose a private gravelled parking area, with a wrought iron pedestrian gate leading onto a pathway through the front garden. This garden is mainly composed of wide, well-stocked flower borders and includes a useful log store. A gated path with an attractive Cotswold stone arched wall wraps around to the side of the cottage, where the majority of the garden is located. The garden is thoughtfully divided into two gravelled areas for low-maintenance enjoyment. The lower area, accessible directly from the kitchen's French doors, has a path that continues around to the rear of the cottage. A few steps lead up to a raised, enclosed terrace—an ideal space for entertaining. A timber outbuilding purchased from Scandinavia has light and power and could be used as a home office.

Situation

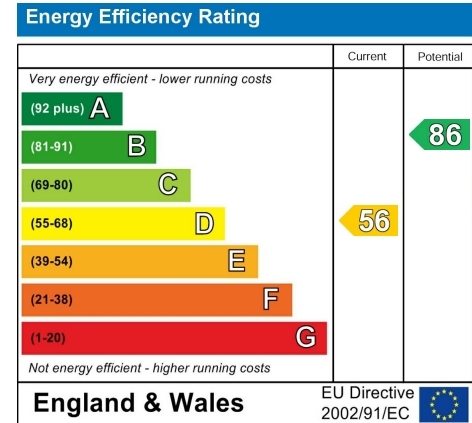
France Lynch is a pretty Cotswold village in the parish of Chalford, positioned between the nearby centres of Stroud and Cirencester. It's known for its winding lanes and quaint corners studded with Cotswold stone cottages, with an abundance of beautiful walks nearby, including the Dimmingsdale Nature Reserve. Village amenities include the 'Kings Head' pub and St John the Baptist Church. Surrounded by Cotswold countryside, adjoining villages offer further amenities, including the highly regarded Chalford Hill Primary School, Thomas Keble Secondary School, additional pubs, and a community-run village shop. Tesco Metro and Frithwood Doctors Surgery are found in nearby Bussage. Stroud and Cirencester both offer farmers markets and wider schooling options. Independent schools nearby include Beaudesert Park on Minchinhampton Common and Wycliffe College in Stonehouse, alongside two grammar schools in Stroud and local colleges. Cirencester is also home to the Royal Agricultural University. Scenic routes lead to Cheltenham and Gloucester, while mainline stations at Stroud and Kemble offer direct trains to London Paddington.



Approximate Gross Internal Area = 96.2 sq m / 1035 sq ft
 Garden Studio = 4.6 sq m / 49 sq ft
 Total = 100.8 sq m / 1084 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1192976)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8LR

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 C 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.

