

LYDAY COTTAGE  
OAKRIDGE LYNCH



WHITAKER  
SEAGER





# LYDAY COTTAGE, OAKRIDGE LYNCH, STROUD, GL6 7NU

A WELL-PRESENTED DETACHED FOUR  
BEDROOM COTSWOLD STONE COTTAGE WITH  
PARKING AND A DETACHED HOME  
OFFICE/GUEST SUITE.

## *The property*

Situated in the thriving Cotswold village, this well-presented four-bedroom detached cottage beautifully blends period charm with modern conveniences. Constructed from traditional Cotswold stone, this characterful home offers both warmth and practicality. A centrally positioned front door opens into a small porch, leading through double doors into the impressive 30ft kitchen/breakfast room—the true heart of the home. At one end, a well-appointed fitted kitchen features a comprehensive selection of units and elegant granite work surfaces, while the opposite end provides a welcoming dining space, complete with a fireplace and wood burner. Two open archways lead seamlessly into the formal dining room, which enjoys direct access to a charming outdoor seating area. A utility room and shower room are conveniently located off the kitchen. The sitting room is a wonderfully inviting space, boasting a dual aspect, an exposed beam, and a striking red brick fireplace

with a wood burner inset, creating a cozy retreat. Upstairs, a landing leads to two bedrooms on the right, one of which benefits from dual aspect windows. To the left, an inner landing provides access to two further double bedrooms, both offering dual aspects, with one featuring a vaulted ceiling for added character. A well-appointed family bathroom serves all four bedrooms. Adding further appeal, the property includes an outstanding detached garden home office, which is frequently used for guests as it benefits from ensuite facilities. The landscaped grounds are both charming and practical, housing a cleverly screened LPG tank, with a convenient garden gate opening to a footpath that runs along the private road to the side of the cottage. There is parking to both sides of the house. The private road is registered across a second title. Lyday Cottage is served by a shared septic tank which is positioned on neighbouring land. Title documents detailing historic covenants available upon request.





## Offers in the region of £680,000

- Four Bedrooms
- Family Bathroom
- Kitchen
- Dining Room
- Sitting Room
- Utility Area
- Shower Room
- Detached Home Office/Studio/Guest Suite
- Parking & landscaped gardens
- Ofcom: Ultrafast broadband available with Gigaclear – outdoor mobile signal good with four main providers

### WITHIN EASY REACH...

Stroud 6.4 miles

Cirencester 8.8 miles

Cheltenham 13.6 miles

Directions:

WhatThreeWords:

fruity.widely.reviews.

Don't use Sat Nav.

## Outside

The landscaped grounds have been thoughtfully designed to maximize their charm and functionality. Steps lead up to a small elevated terrace, offering an idyllic spot to relax. To the side of the cottage, a small lawned area provides a green space, with the LPG tank discreetly screened for an uncluttered view. Steps descend to a delightful level seating area, perfect for al fresco dining. A pedestrian gate leads out to a nearby footpath, enhancing access and connectivity. Hardstanding parking lies on one side of the cottage with further gravelled parking on the other. The detached home office is a great asset as it's often used for occasional overflow guest accommodation with ensuite facilities.

## Situation

The Cotswold village of Oakridge Lynch is located in an elevated position between Cirencester and Stroud and is made up of five rural hamlets. This thriving community enjoys the benefits of St Bartholomew's Church, Oakridge Parochial primary school, a village shop with post office, The Butcher's Arms public house, a village hall, cricket club and a vast variety of clubs and associations. The area offers excellent educational opportunities with grammar schools available in Gloucester, Stroud and Cheltenham. Secondary schools are found in nearby Eastcombe village, Stroud and Cirencester. Direct trains to London (Paddington) are found from Kemble station.





## Lyday Cottage

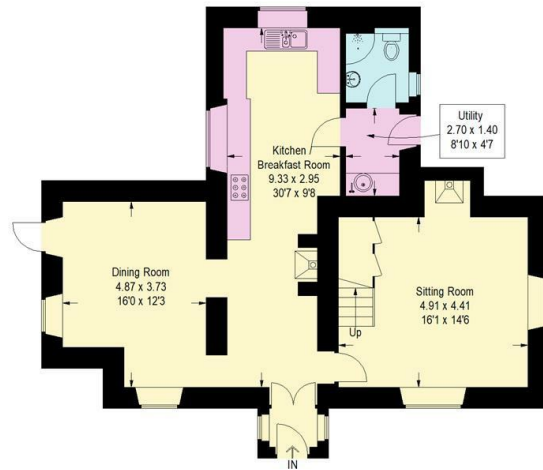
Approximate Gross Internal Area = 153.6 sq m / 1653 sq ft  
Home Office = 16 sq m / 172 sq ft  
Total = 169.6 sq m / 1825 sq ft



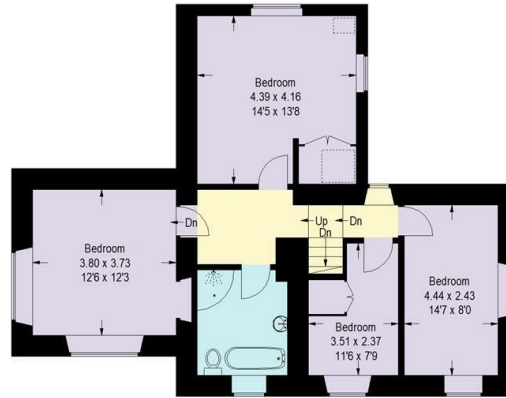
Reduced headroom  
below 1.5 m / 50'



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 684883)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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	

67

32



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PrimeLocation.com Zoopla rightmove

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7NU

**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 F and EPC rating F

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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