

HIGHRIDGE OAKRIDGE LYNCH



WHITAKER
SEAGER



HIGHRIDGE, OAKRIDGE LYNCH, STROUD, GL6 7NZ

A WELL PRESENTED AND SPACIOUS
DETACHED VILLAGE RESIDENCE WITH A
LINKED ANNEXE, DOUBLE GARAGE AND NO
ONWARD CHAIN.

The property

Centrally located within the Cotswold village of Oakridge, lies this substantial six bedroom family home benefitting from a linked one bedroom annexe. Enjoying well presented accommodation, this property has been designed and extended to offer enormous versatility to suit large families, or multi-generational living or even for those requiring sizable home working spaces. The inter-connecting door between the two different areas can be closed for privacy if required. We recommend you study the layout shown in the floor plan to truly understand the property versatility. Highlights include 28ft kitchen/dining room running the full length of the house with doors opening out onto the rear courtyard; the two reception rooms, (one

with a woodburner and door out onto the courtyard) are divided by bespoke folding doors offering flexibility for open plan living. Five out of the six bedrooms have ensuites and the sixth has a door leading into the family bathroom. The views from the rear bedrooms are a delightful aspect across neighbouring pony paddocks.

The annexe, formally the village shop, has its own entrance directly into a light sitting/dining room with kitchenette. Just off this room is a bedroom, shower room and small laundry area. The annexe has a separate EPC rating of Band D.

Agent's note: Septic Tank is compliant.

There is no onward chain.





Guide price
£995,000

- 28ft Kitchen/Dining Room
 - Two Receptions Rooms
 - Six Bedrooms
 - Five Ensuites
 - Family Bedroom
 - One Bedroom Annexe
 - Double Garage with Room Over
 - Private Garden
 - No Onward Chain
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WITHIN EASY REACH...

- Stroud - 6.3 miles*
- Cirencester - 8.6 miles*
- Cheltenham - 13.5 miles*
- Gloucester - 16.2 miles*
- Kemble Train Station - 8.5 miles*

Outside

There is copious amounts of private gated parking for numerous vehicles, sitting either side of the annexe. A further gated parking area is found in front of the double garage. The double garage has underfloor heating and boasts a fantastic room above with connecting access into the main house. The enclosed rear garden is mainly laid to lawn with an attractive central feature and a gravelled path leading from the lower patio to the rear pedestrian access onto the village lane. Mature hedging and planting surround the garden providing privacy. There is a wooden shed, oil tank and a gated side path. Private drainage.

Situation

The popular 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 Jolly Nice, a premium farm shop with drive through is located nearby in Frampton Mansell. The area offers excellent educational opportunities with grammar schools for boys and girls being available in Gloucester, Stroud and Cheltenham. Secondary schools are found in nearby Eastcombe village, Stroud and Cirencester. Kemble train station offers direct rail links to Paddington (London).



Approximate Gross Internal Area = 229.1 sq m / 2466 sq ft
 Garage = 83.8 sq m / 902 sq ft
 (Including Room Above Garage / Excluding Void)
 Annexe = 47.7 sq m / 513 sq ft
 Total = 360.6 sq m / 3881 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1016841)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(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 7NZ

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 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.

