

ST. MICHAELS COTTAGE OAKRIDGE LYNCH



WHITAKER
SEAGER



ST. MICHAELS COTTAGE, OAKRIDGE LYNCH, STROUD, GL6 7NZ

A DETACHED PERIOD HOME WITH A CONTEMPORARY TWIST, PROVIDING STYLISH ACCOMMODATION, A DETACHED DOUBLE GARAGE WITH ROOM OVER AND A DETACHED STUDIO. BOASTING RURAL ELEVATED VIEWS AND PARKING.

The property

A stylishly renovated and extended Cotswold stone home, occupying a pretty village setting with beautiful elevated views. Accommodation is arranged across two floors, with the living space residing across the first floor, taking full advantage of the open aspect. Successfully combining period features with contemporary architecture, this fabulous home enjoys character with a modern twist. A glazed reception hall opens to the living space that is most impressive owing to its open-plan design and rural outlook. A woodburning stove forms a warming focal point to the sitting room, whilst a vaulted ceiling and full length windows overlooking the view further add to the light and airy feel. This fabulous space flows through to a beautiful kitchen/dining room. Fitted with timeless bespoke cabinetry and granite worktops, the rooms provides room for dining whilst French doors opening to a balcony offering the ideal spot for alfresco dining or a morning coffee. Wooden flooring

flows throughout the living space. A useful cloakroom and utility is also located on this level. Stairs lead down to the ground floor where three double bedrooms are located, a door opens to the rear garden. The main bedroom suite is particularly noteworthy boasting a comprehensive dressing room, large ensuite shower room and French doors opening to the garden. A further two bedrooms have use of connecting bathroom with an elegant free standing copper bath. The property is served by and air source heat pump and is warmed by underfloor heating, except for in the bedrooms where there are radiators. There is a septic tank. The property is registered across two titles.





Guide price
£795,000

- Entrance hall
- Sitting room with vaulted ceiling
- Bespoke kitchen/dining room
- Utility and cloakroom
- Main bedroom suite with dressing room and en suite shower room
- A further 2 bedrooms
- Family bathroom with free standing copper bath
- Detached double garage with room above and detached studio
- Garden, parking and views
- Air Source Heat Pump - Ultrafast broadband available with Gigaclear

WITHIN EASY REACH...

- Stroud - 6 miles*
- Kemble Railway Station - 8.4 miles*
- Cirencester - 9.4 miles*
- Cheltenham - 14 miles*
- Gloucester - 14 miles*
- Bath - 34 miles*
- Bristol - 37 miles*

Outside

A gravel driveway and a detached double garage with workshop provide parking for multiple vehicles. A hobby room above the garage with a window overlooking the beautiful views provides independent workspace. Shallow steps lead down from the driveway through a pretty rockery to the main entrance. A pathway to the side of the garage leads to a fabulous decked terrace with glass balustrade, offering the perfect environment for a Summer BBQ and to relax and take in the Cotswold scenery. A detached studio, with store room and adjoining decked terrace provides an incredibly versatile area, offering yet further independent workspace or accommodation for guests. A paved garden extends to the rear of the property. Below the patio there is a further terrace.

Situation

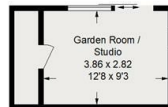
The popular Cotswold village of Oakridge Lynch is located in an elevated position between Cirencester and Stroud and is made up of five rural hamlets. This thriving community enjoys the benefits of St Bartholomew's Church, Oakridge Parochial primary school, a village shop with post office, the Butcher's Arms public house, a village hall, cricket club and a variety of clubs and associations. 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 Railway Station offers direct lines to London (Paddington) in 1hr 10mins. Gigaclear pure fibre broadband available. According to Ofcom the property is likely to benefit from limited indoor phone coverage with Vodafone and O2.



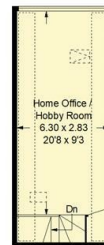
St Michaels Cottage

Approximate Gross Internal Area (Excluding Void) = 145.6 sq m / 1567 sq ft
 Garage = 75.3 sq m / 810 sq ft
 Garden Room / Studio = 13.8 sq m / 148 sq ft
 Total = 234.7 sq m / 2525 sq ft

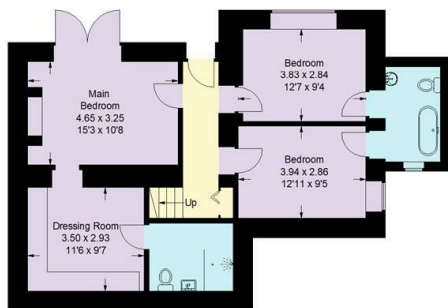
Reduced headroom below 1.5 m / 5'0"



(Not Shown In Actual Location / Orientation)



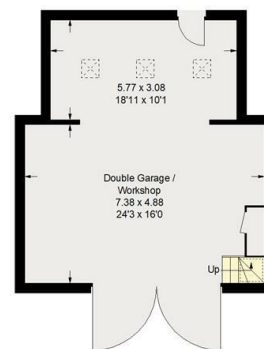
Garage - First Floor



Lower Ground Floor



Ground Floor



Garage - Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID 770812)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			
		EU Directive 2002/91/EC	
		46	72



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PrimeLocation.com Zoopla rightmove

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. Council Tax Band E and EPC rating E

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.

