



BADGER COTTAGE · OAKRIDGE LYNCH · STROUD

**BADGER COTTAGE
OAKRIDGE LYNCH
STROUD
GL6 7NZ**

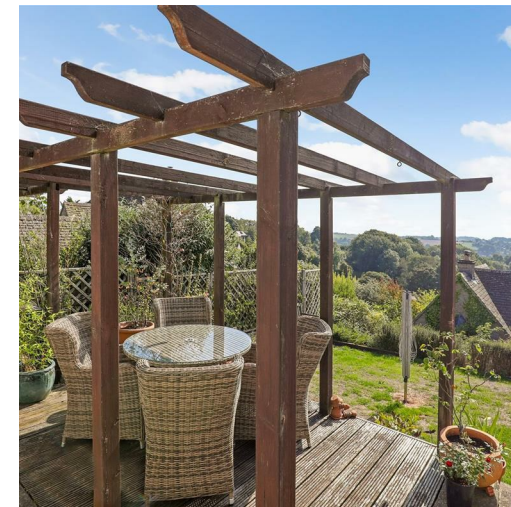
Occupying a central village location in an Area of Outstanding Natural Beauty, this light and airy detached home offers fabulous, far-reaching views with the convenience of being near to amenities.

**BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2**

GUIDE PRICE £750,000

FEATURES

- Central Village Location
- 4 Bedrooms
- 3 Bathrooms
- Fabulous Views
- Garage and Workshop
- Conservatory With Under Floor Heating
- Sitting/Dining Room
- Close To Shop & Pub
- Gated parking
- Area Of Outstanding Natural Beauty



DESCRIPTION

Occupying a central village location in an area of outstanding natural beauty, this light and airy detached home offers the most fabulous views yet with all the convenience of being close to amenities. With bedrooms and bathrooms on both the ground and the first floors, the adaptable space could easily accommodate a variety of needs. A lovely conservatory with underfloor heating offers an ideal space from which to enjoy the ever changing seasons together with access to the garden.

Entry to the property is into a tiled hallway leading to a number of rooms including the sitting/dining room with multi-fuel stove, kitchen/breakfast room with built in dishwasher and social breakfast bar, shower room, ground floor bedroom, utility room, workshop and garage. On the first floor there are three bedrooms, each with a view and the master benefiting from an en-suite shower room, together with a family bathroom.

Gated off street parking is available to the front of the property together with access to the garage. The majority of the gardens are located to the rear with sociable entertaining spaces overlooking the lawned gardens encompassed by a range of established shrubs and hedges. To the rear of the property you will find a potting shed together with useful log store.





DIRECTIONS

From Stroud, proceed up Cornhill and on over into Parliament Street that becomes Bisley Old Road and continue onto the Bisley Road through to Bisley. Follow the through traffic sign and at the 'T' junction in the centre of the village turn right. Immediately after leaving the village turn left for Oakridge Lynch. Continue on this lane for about a mile before turning left, signposted to The Butchers Arms. Take the next right towards the pub and turn left just before the pub. Take the first turning on the right where the property can be found on the left hand side, just before the village shop.

LOCATION

Oakridge Lynch is a delightful place to live, a pretty village situated in the hills between Cirencester and Stroud, south of Cheltenham. Approached down rural lanes, it is not on any through route, so delightfully quiet and peaceful. It retains a Post Office/shop, pub and popular primary school all within walking distance of Badger Cottage. For older children there are a variety of secondary schools including Stroud High and Marling (grammar schools) in Stroud and Thomas Keble in Eastcombe.

Stroud is the main town for the region with four supermarkets, an award winning Farmers Market, leisure centre and multiplex cinema. From its train station, there are frequent services into London Paddington scheduled from 90 minutes and the Capital is normally under 2 hours drive.

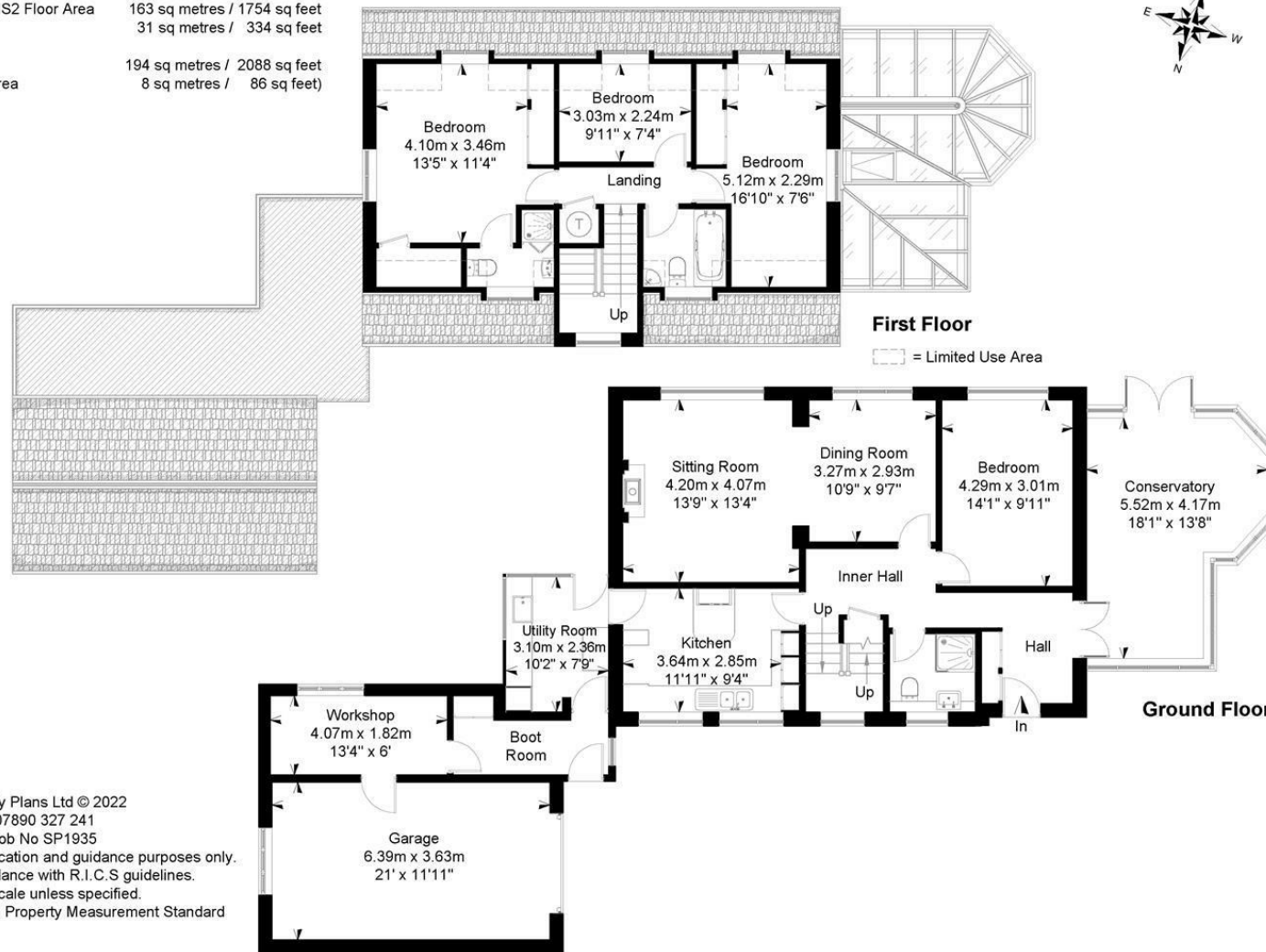
The glorious countryside that surrounds Oakridge Lynch is a diverse source of walks on a network of public footpaths and the lanes are great to explore on bikes, with good pubs to enjoy. For golfers there are three challenging courses nearby at Minchinhampton, while Cirencester is about 15 minutes away and Cheltenham less than half an hour. Access to the M5 motorway is also good - junction 13 for Bristol or 11a for the West Midlands.



Badger Cottage, Oakridge Lynch, Gloucestershire

House Approximate IPMS2 Floor Area 163 sq metres / 1754 sq feet
Garage / Workshop 31 sq metres / 334 sq feet

Total 194 sq metres / 2088 sq feet
(Includes Limited Use Area 8 sq metres / 86 sq feet)



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Job No SP1935

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

SUBJECT TO CONTRACT

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MURRAYS

SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

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painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

Mains water and electricity are believed to be connected to the property. Oil fired central heating, Private drainage (septic tank). Council tax band D £2338.90 2025/26. Ofcom Broadband checker: Standard Mbps 10 Mbps, Ultrafast 1000 Mbps Mobile: EE, 02, 3, Vodafone.

For more information or to book a viewing
please call our Stroud office on 01453 755552