

# WESLEY VIEW FRANCE LYNCH



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## WESLEY VIEW, FRANCE LYNCH, STROUD, GL6 8LP

AN EXTENDED AND UPGRADED DETACHED 4 BEDROOM COTTAGE, ENJOYING A PRETTY COTSWOLD SETTING WITH AN ENCLOSED GARDEN AND PRIVATE DRIVEWAY.

### *The property*

Nestled in the picturesque Cotswold village of France Lynch, this detached Cotswold stone cottage has been thoughtfully upgraded and extended by its current owners, creating an impressive four-bedroom family home that blends character with contemporary design. Unlike many properties in the area, Wesley View benefits from a private gravel driveway with parking for several vehicles, along with gardens to the front, side, and rear. The front and side gardens have been landscaped, while the rear terraced garden, complete with a decked terrace (currently not accessible), offers an opportunity for further improvement. A charming entrance porch provides space for coats and muddy boots, leading into an inner hallway. From here, doors open into the main living areas, while steps lead up to a rear snug/hallway and the modern extension. At the front, a cosy sitting room features built-in shelving and a Cotswold stone fireplace, currently housing an

electric stove. The sociable family kitchen, formerly two rooms, now forms the heart of the home, offering space for both seating and dining, centred around a large island with excellent storage and informal dining space. Additional wall and base units complete the room, with space for a fridge/freezer and range cooker. French doors open to a covered courtyard, ideal for entertaining. Adjoining the kitchen is a utility room/cloakroom. To the rear, a spacious hallway/snug with flagstone floor and roof lights provides a relaxing additional living area. A short flight of stairs leads up to the first floor, reconnecting with the original cottage. The extension adds two double bedrooms, both with roof lights. Bedroom two also features French doors opening onto the side garden and has been used as both a bedroom and sitting room. On the top floor, there are two further double bedrooms along with a modern family bathroom. A large landing cupboard offers potential to be converted into an ensuite wet room, with a lintel already in place.





## Guide price £699,995

- Entrance porch
- Sitting room
- Kitchen/dining room
- Utility/cloakroom
- Rear hall/snug
- 4 double bedrooms
- Family bathroom
- Enclosed garden and private driveway
- Gas central heating. Mains drainage
- Ofcom - Superfast broadband available - good outdoor and in-home mobile coverage. There is wayleave agreement.

### WITHIN EASY REACH...

- Stroud - 4.3 miles
- Kemble Railway Station - 7.6 miles
- Cirencester - 9 miles
- Cheltenham - 14 miles
- Gloucester - 13 miles
- Bath - 29 miles
- Bristol - 31 miles

## Outside

The property is approached by a gravel driveway providing parking for several vehicles. A pedestrian gate opens into the garden, with a pathway leading to the main front entrance of the cottage. Set behind a low fence, the front garden includes a covered courtyard adjoining the kitchen, as well as a lawn. Steps lead up to a low-maintenance gravelled garden, ideal for enjoying the sun. Additional garden space is positioned behind and above the cottage, including a decked terrace (in need of attention). Prior to the extension, this area was accessed via steps, which have since been removed. The space presents potential to create further usable garden and an elevated vantage point with open rural views across France Lynch.

## Situation

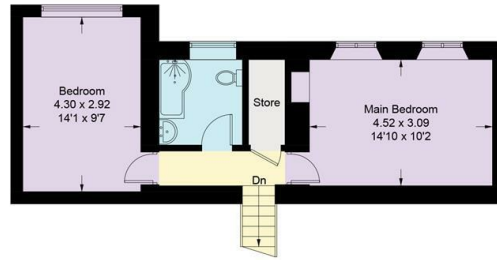
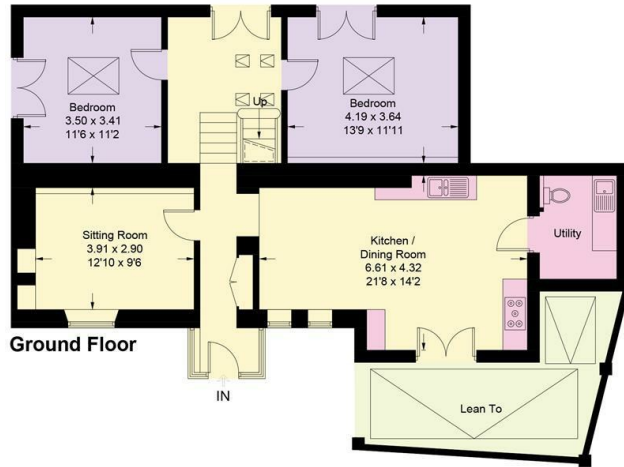
Nestled in the heart of the Cotswolds, France Lynch is a charming village within the parish of Chalford, ideally positioned between Stroud and Cirencester. Known for its winding lanes, quaint corners, and Cotswold stone cottages, it is surrounded by beautiful countryside and scenic walks, including nearby Dimmingsdale Nature Reserve. The village is home to St John the Baptist Church as well as France Lynch Church rooms which host a mixture of community and social events. Nearby villages provide a range of additional amenities, including Chalford Hill Primary School, Thomas Keble Secondary School, a community-run shop, and Pudney Pie Cafe, while Bussage offers a Tesco Metro and Frithwood Doctors Surgery. Neighbouring villages offer a selection of public houses including the popular Old Neighbourhood pub, located in neighbouring Chalford Hill. Stroud and Cirencester offer farmers' markets, a wider selection of shops and restaurants, and additional schooling including Stroud High and Marling Grammar schools, alongside Stroud College. Cirencester is also home to the Royal Agricultural University. Excellent road links provide access to Cheltenham and Gloucester, while mainline stations at Stroud and Kemble offer direct services to London Paddington



Approximate Gross Internal Area = 136.3 sq m / 1467 sq ft  
(Excluding Lean to)



= Reduced headroom below 1.5m / 5'0"



First Floor

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>	<b>65</b>	<b>80</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	

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286741)



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 8LP

**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 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.

