

BRAMLEY FRANCE LYNCH



WHITAKER
SEAGER



BRAMLEY, FRANCE LYNCH, STROUD, GL6 8LL

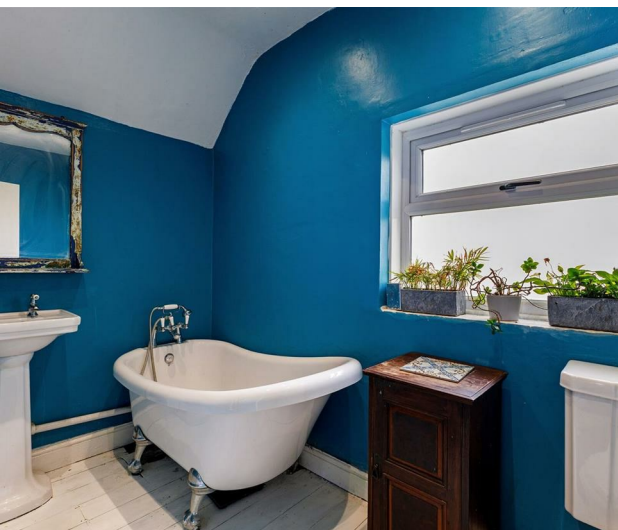
A SEMI-DETACHED 4 BEDROOM FAMILY HOME, WITH GARDENS, A DETACHED GARAGE AND ELEVATED VIEWS. BOASTING DESIRABLE COTSWOLD SETTING.

The property

This semi-detached home enjoys an enviable setting within the sought-after village of France Lynch, backing directly onto the France Lynch Pleasure Ground and benefiting from elevated views to the front. Offering well-proportioned family accommodation arranged over two floors, the property has been undergone many improvements by the current owners, yet still offers exciting potential for further enhancement, subject to the necessary permissions. The main entrance opens directly into a kitchen, which has been remodelled to include contemporary blue cabinetry, complemented by an oak worktop, an integrated extractor hood, space for a freestanding cooker, and plumbing for a washing machine. The kitchen leads into a glazed dining area with direct access to the rear garden, as well as a door opening into a second reception room. A bright

and airy sitting room, featuring a wood-burning stove and French doors to the garden, offers a welcoming and cosy living space, while a south-facing conservatory provides year-round enjoyment of the front garden and natural light. From the main sitting room, a connecting door opens to a versatile rear reception room, ideal for use as a study, playroom or snug, while a convenient ground-floor cloakroom completes the downstairs layout. Upstairs, four bedrooms provide flexible living arrangements, with the principal bedroom enjoying French doors that open onto a Juliet balcony with sweeping views of the surrounding Cotswold countryside. Bedroom four benefits from a dual aspect outlook and is fitted with an en-suite shower enclosure, while a family bathroom, featuring a freestanding roll-top bath, serves the remaining bedrooms. A loft ladder provides access to an attic room. The property is warmed by gas central heating (boiler installed 2019), as well as a woodburning stove which was fitted in 2018.





Guide price
£435,000

- Kitchen opening into dining area
- Sitting room
- Conservatory
- Living room
- 4 bedrooms (one with ensuite shower enclosure)
- Family bathroom
- Garden & detached garage
- Superb Cotswold village setting
- Ofcom- Superfast broadband available
- Indoor mobile signal likely with EE, O2 & Three.

WITHIN EASY REACH...

Stroud - 4.7 miles
Kemble Railway Station - 10 miles
Cirencester - 12 miles
Cheltenham - 14 miles
Gloucester - 15 miles
Bath - 33 miles
Bristol - 37 miles

Outside

The gardens extend to two sides of the property, providing a combination of outdoor spaces to enjoy and enhance. The principal garden lies to the front of the house and features a lawned area bordered by an attractive gravelled seating area, ideal for alfresco dining or relaxing in the sun. A small patio adjoins the house, offering a further spot to sit and enjoy the surroundings. The front garden boasts a southerly aspect. To the rear, a courtyard presents a blank canvas for landscaping or planting, and is currently home to an attached outside store, offering practical storage space. A detached garage provides off-street parking, although it is noted that the roof may now benefit from some attention. The entire plot is enclosed by a charming Cotswold stone wall, lending both character to this appealing village home.

Situation

France Lynch is a picturesque Cotswold village within the parish of Chalford, nestled between the market towns of Stroud and Cirencester. Renowned for its winding lanes, characterful Cotswold stone cottages, and peaceful charm, the village is surrounded by beautiful countryside and enjoys easy access to scenic walks, including the nearby Dimmingsdale Nature Reserve. Local amenities include the popular 'Kings Head' pub and St John the Baptist Church, while neighbouring villages provide further facilities such as the highly regarded Chalford Hill Primary School, Thomas Keble Secondary School, a community-run village shop, and additional public houses. Nearby Bussage offers convenient day-to-day services including a Tesco Metro and Frithwood Doctors Surgery. Both Stroud and Cirencester offer a wider selection of shops, cafes, farmers markets, and schooling options, including two grammar schools located in Stroud. Cirencester is also home to the prestigious Royal Agricultural University. The area is well connected by road, with scenic routes leading to Cheltenham and Gloucester, and mainline railway stations at Stroud and Kemble providing direct services to London Paddington.



Approximate Floor Area = 155.0 sq m / 1668 sq ft
 Outbuildings = 26.6 sq m / 286 sq ft (Including Garage)
 Total = 181.6 sq m / 1954 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92796



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8LL

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 D 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.

