12
BUSSAGE











WHITAKER SEAGER







12, STONECOTE RIDGE, BUSSAGE, STROUD, GL6 8JY

A CHAIN FREE 3 BEDROOM DETACHED PROPERTY BENEFITTING FROM AN ENCLOSED REAR GARDEN.

the property

This attractive three bedroom detached family home is offered for sale CHAIN FREE and has been thoughtfully updated over the years to suit modern family living. The property has also benefited from the useful conversion of the original garage into a further reception room, ideal for those seeking additional ground floor space for a family room, playroom or home office. The property also features a front facing sitting room, which is ideal for enjoying the morning sun, while the good sized kitchen is complemented by the added benefit of a spacious breakfast room.

As you enter the property through the front door into the hallway, you are welcomed into the spacious sitting room, which features an attractive fireplace and which also has a particularly bright and airy feel, thanks to its triple aspect. From here, a door leads through to the versatile front aspect family room, which would lend itself to a variety of uses.

A further doorway from the hallway leads to the useful downstairs cloakroom, while the hallway also provides access to the spacious breakfast room. which leads through to the kitchen, which enjoys a rear aspect overlooking the garden and is fitted with a range of wall and base-level storage units, together with a gas hob, built-in oven, single drainer sink and plumbing for a washing machine.

The dining room has been designed to make the most of its sunny south west aspect and enjoys views over the rear garden.

Stairs rise from the hallway to the first floor, where doors lead to the approximately 14' main bedroom, which benefits from useful built in cupboards and a front aspect. There is also a family bathroom and two further bedrooms, with a choice of either front or rear aspects.

The property is subject to covenants and a 25-year airspace lease, commencing 28th October 2014, relating to the fitted solar panels. Please ask the agents for details.

Ofcom rates the broadband as ultrafast, with good mobile coverage across the major networks







Guide price

£395,000

- *CHAIN FREE*
- *Sitting Room*
- *Entrance Hallway & Downstairs Cloakroom*
- *Family Room/Study*
- *Spacious Kitchen/Breakfast Room*
- *Dining Room*
- *First Floor Landing*
- *Three Bedrooms*
- *Ample Parking & Attractive Rear Garden*
- *Gas Central Heating & Mains Drainage*

WITHIN EASY REACH...

Stroud - 5.5 miles
Nailsworth - 5.8 miles
Minchinhampton - 4.9 miles
Cirencester - 10.4 miles
Gloucester - 15.8 miles
Cheltenham - 15.1 miles

Outside

As you approach the property, you will first notice the ample off-road parking, which is currently divided between a hardstanding tarmac driveway and a large gravelled area, with a fitted EV charger point. A pathway leads to both the front door and the side of the property, providing convenient access to the rear garden. There is also an electric vehicle charging point fitted to the front of the property. The rear garden features a good sized patio area, providing the perfect space for alfresco dining and outdoor entertaining. This is complemented by a well-maintained lawn and stepping stone pathway, bordered by timber edged flower and shrub borders, which are well stocked with an attractive selection of established trees and shrubs. At the far end of the garden is a timber shed, providing useful additional storage.

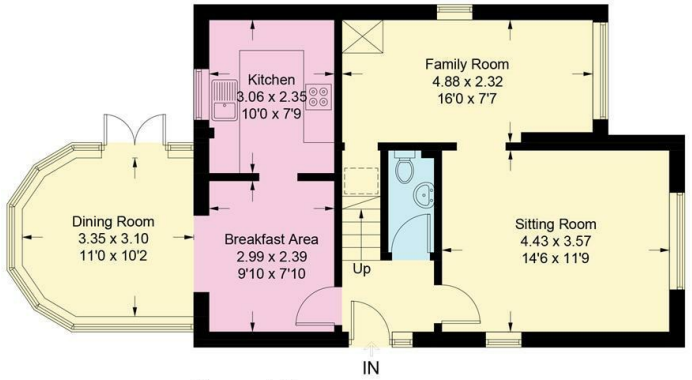
Situation

Stonecote Ridge is situated within the highly sought-after Manor Farm development, located on the edge of Chalford and Bussage. Its proximity to a range of local amenities makes this an appealing location for a variety of buyers. Facilities include Bussage Primary School, Thomas Keble Secondary School, Tesco Metro, Boots Pharmacy, and Frithwood Doctors Surgery. For more comprehensive amenities, the market towns of Stroud (approximately 5 miles to the west) and Cirencester (approximately 10 miles to the east) offer a wider range of shopping, leisure facilities, and schooling, including Stroud High School and Marling Grammar School. Situated at the meeting point of the Five Valleys, Stroud and its surrounding villages provide an abundance of picturesque countryside walks. Scenic routes also give access to the centres of Cheltenham and Gloucester, while mainline railway stations at Stroud (approximately 5 miles) and Kemble (approximately 10 miles) offer direct services to London Paddington.

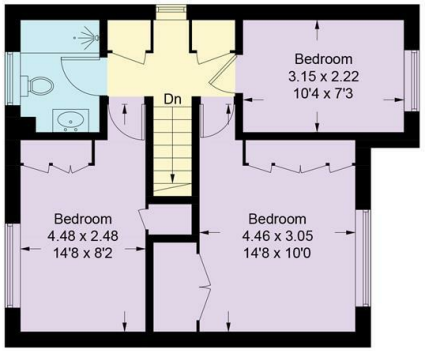


Approximate Gross Internal Area = 103.9 sq m / 1183 sq ft

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

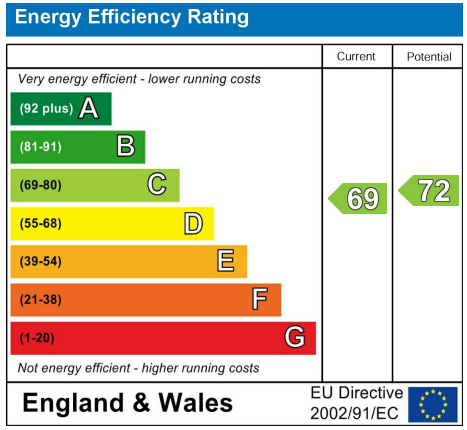


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330822)

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PrimeLocation.com Zoopla rightmove

The Property Ombudsman

Useful Information

Tenure: Freehold **Postcode:** GL6 8JY **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 D 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.