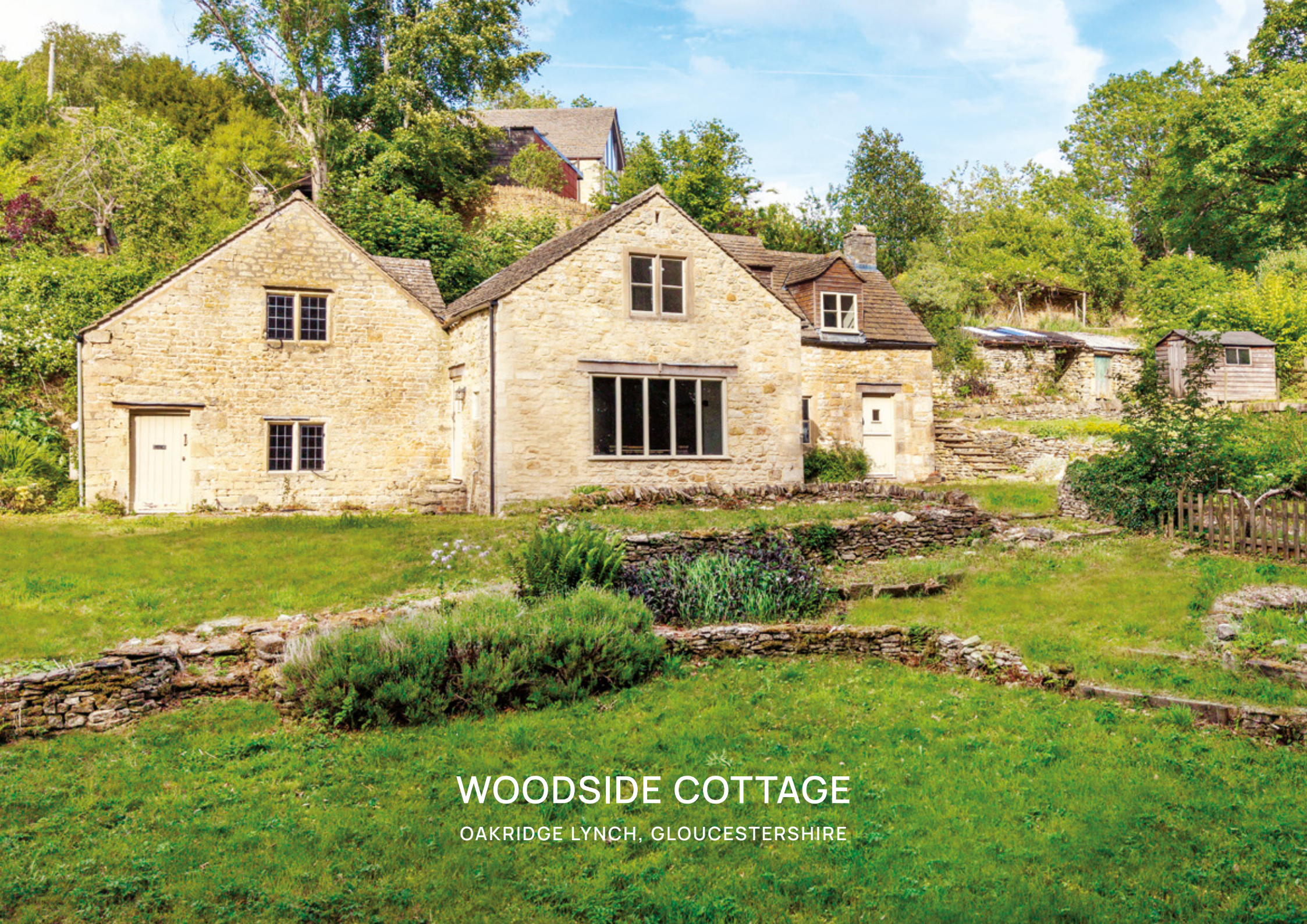




WOODSIDE COTTAGE

OAKRIDGE LYNCH, GLOUCESTERSHIRE

Stroud 6 miles, Cirencester 9 miles,
Kemble 9 miles (mainline to London Paddington),
Cheltenham 14 miles, Gloucester 14 miles
(All distances and times are approximate)

A village house with great potential and planning permission in a wonderful setting

Existing layout: Kitchen/Dining Room • Sitting Room
Living Room • 3 Bedrooms and plumbing for an En-
Suite and Bathroom

Proposed layout: Sitting Room • Dining Hall • Kitchen
Utility Room • Panty • Cloakroom • 3 Double Bedrooms
3 Bathrooms

Outside: Private parking • Outbuilding
Garden with woodland area • Just under 1 acre



Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Located in an idyllic setting, this traditional Cotswold village house offers enormous potential for the new owner to now remodel, extend and finish to their own standard. Recent planning permission now allows for an extension and reconfiguration of the existing layout to provide a beautifully appointed living space. This charming house is constructed of traditional Cotswold stone with the original mullion windows, shutters and some exposed beams in the oldest part of the house.

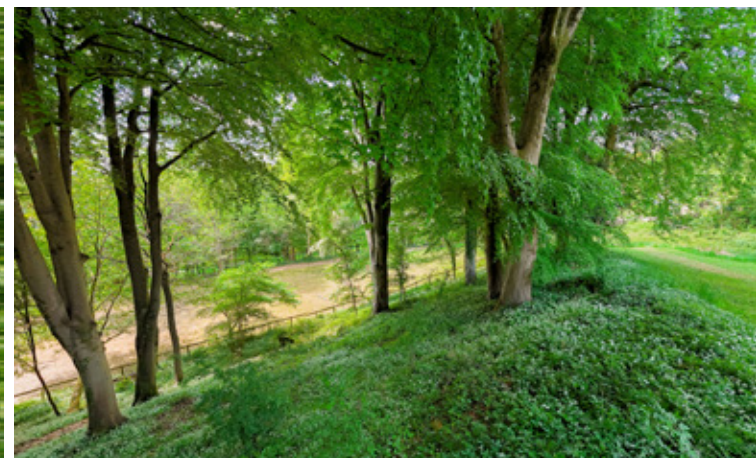
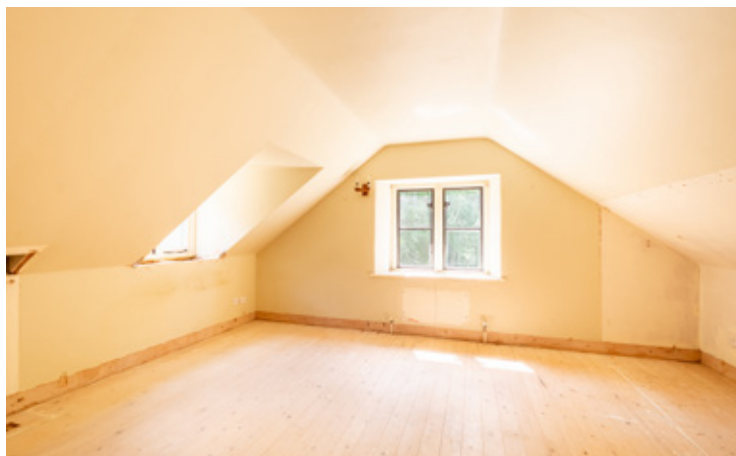
Set in just under an acre with a south-westerly aspect, Woodside Cottage overlooks its own grounds with views over the village and countryside beyond. A private driveway drops down to the cottage with parking. A large timber shed which is currently used for storage has potential. There is a spacious expanse of lawn with a woodland area which borders a neighbouring paddock providing a lovely outlook and wonderful place for children to enjoy. Greenhouse and pond.

SITUATION & AMENITIES

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. The active community benefits from St Bartholomew's Church, a primary school, a village shop with post office, The Butcher's Arms pub a village hall, cricket club and a vast 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 including Beaudesert Park School in nearby Minchinhampton 7 miles. Secondary schools are also found in nearby Eastcombe village, Stroud and Cirencester. Mainline stations to London Paddington from both Stroud and Kemble.

EPC

Band E



PLANNING PERMISSION

REF. No: S.24/1175/HHOLD dated September 2024
Permission for a two-storey extension, external alterations and associated landscaping

REF S.15/2784/FUL dated February 2016 Permission for the erection of guest house cabin in the garden which has since lapsed.

SERVICES

Mains electricity, water and drainage. Oil fired boiler. Broadband in the village. No tests to the suitability of services have been carried out. Intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale.

TENURE

Freehold with vacant possession.

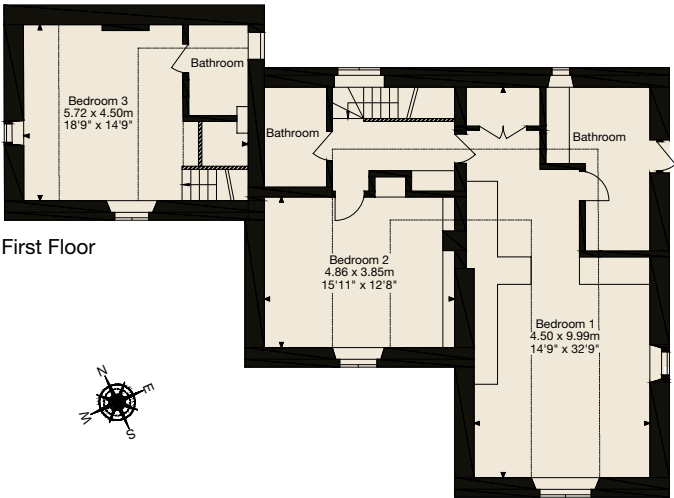
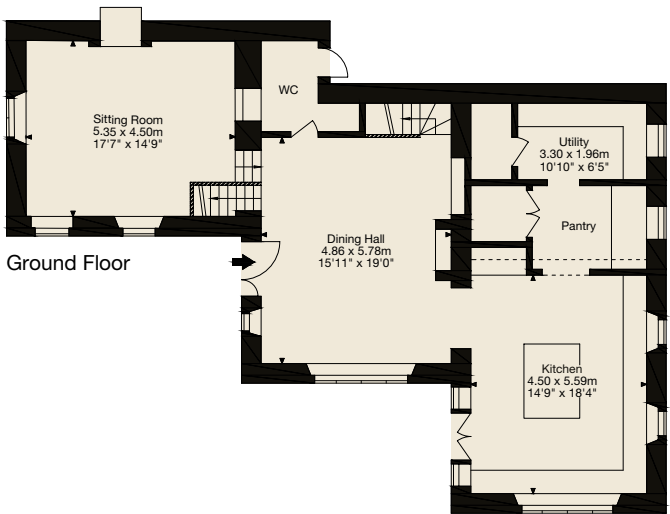
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

PROPOSED FLOORPLANS

Woodside Cottage, Oakridge Lynch, Stroud, Gloucestershire GL6 7NY
Gross Internal Area (Approx.)
Total Area = 217 sq m / 2,345 sq ft

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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.



PROPOSED ELEVATIONS



Woodside Cottage, Oakridge Lynch, Stroud, Gloucestershire, GL6 7NY

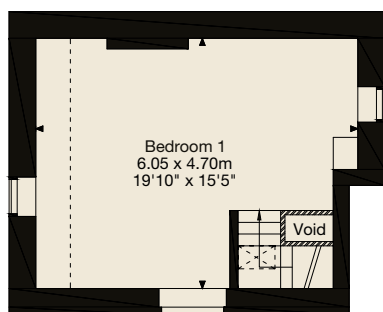
Gross Internal Area (Approx.)

Main House = 171 sq m / 1,840 sq ft

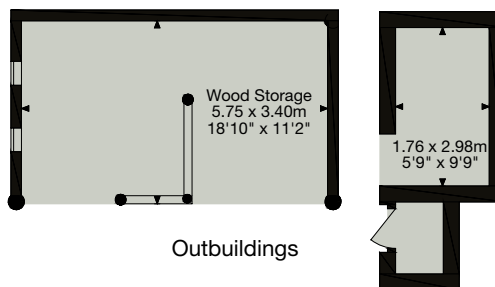
Outbuilding = 25 sq m / 269 sq ft

Total Area = 196 sq m / 2,109 sq ft

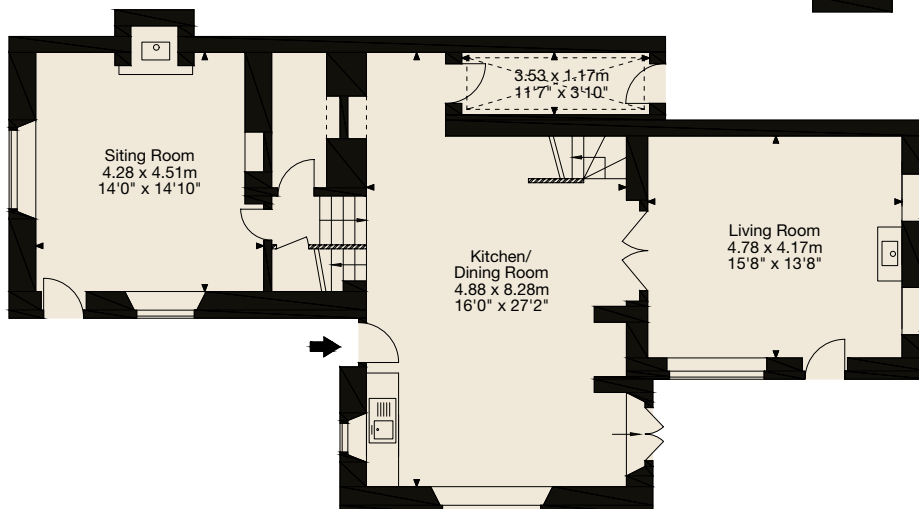
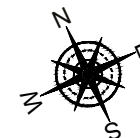
EXISTING FLOORPLANS



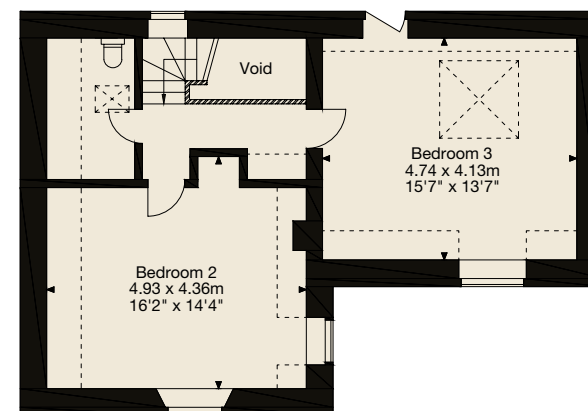
First Floor



Outbuildings



Ground Floor



First Floor

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LOCAL AUTHORITY

Stroud District Council

COUNCIL TAX: Band G

VIEWINGS

Strictly by appointment. Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (GL6 7NY)

what3words: ///martini.crunched.buildings

Parking note: Access is better approached from the southerly end of the village

**Butler
Sherborn**

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This is a computer-generated image

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