

# 10 MUNDAY CLOSE BUSSAGE



WHITAKER  
SEAGER



## 10 MUNDAY CLOSE, BUSSAGE, STROUD, GL6 8DG

A BRIGHT AND WELL PRESENTED DETACHED 4  
BEDROOM HOME, WITH AN OPEN ASPECT TO THE  
REAR, FRONT AND REAR GARDENS AND PARKING,

### *The property*

A well-presented four-bedroom detached family home, occupying a desirable cul-de-sac setting and benefiting from a private rear garden with an open aspect. Neutrally decorated throughout, this bright home has been lovingly maintained and updated by the current owners. Set back from the cul-de-sac with an open-plan front garden, the property is approached via a paved, canopied entrance, providing both a sheltered seating area and a practical space for removing boots. This leads into a well-proportioned entrance hall, with stairs rising to the first floor and glazed oak French doors opening into the sitting room. Further doors provide access to a downstairs cloakroom and the kitchen/dining room. The sitting room spans the depth of the house, with a large window to the front elevation and patio doors to the rear, allowing for excellent natural light. An attractive stone fireplace with an inset electric fire forms a focal point. To the rear, the kitchen/dining room is

well-proportioned and enjoys views over the garden, with a door providing direct access outside. The kitchen has been remodelled by the current owners and features a peninsula with additional storage, a range of wall and base units, an integrated oven and hob, and space for a dishwasher. An internal door leads to the integral former garage/store, which also incorporates a utility area. Upstairs, the first-floor landing, with airing cupboard, provides access to all four bedrooms and the family bathroom. Two bedrooms are positioned to the front, enjoying a pleasant outlook over the garden and no-through cul-de-sac, while the remaining two overlook the rear garden. The modern family bathroom is fitted with a white suite, including a shower over the bath and a heated towel rail. The boiler was replaced in October 2020. Covenants detailed within the title from when the house was built are available upon request.





**Guide price**  
**£475,000**

- Entrance hall
- Sitting room
- Kitchen/dining room
- 4 bedrooms
- Family bathroom
- Former garage/store with utility area
- Private driveway with EV charger
- Enclosed rear garden, open-plan front garden
- Gas central heating. Mains drainage
- Ofcom - Ultrafast broadband available- good outdoor coverage

### **WITHIN EASY REACH...**

*Tesco and Frithwood Doctors surgery - less than half a mile*  
*Stroud - 3.8 miles*  
*Kemble railway station - 8.7 miles*  
*Cirencester - 10 miles*  
*Gloucester - 13 miles*  
*Cheltenham - 14 miles*  
*Bath - 30 miles*  
*Bristol - 31 miles*

## *Outside*

An open-plan front garden, laid to lawn with well-stocked flower borders, extends to the front of the house. A gravelled driveway provides easy parking for two cars and leads to the integrated store (formerly a garage) with garage door and utility area. There is an EV charging point at the side of the garage. The rear garden is securely fenced and gated, making it ideal for children and dogs. Extending behind the house and wrapping around the side of the kitchen, the garden is bounded by a combination of attractive Cotswold stone walling and fencing. It incorporates an extensive lawn, paved entertaining areas, and well-stocked borders.

## *Situation*

Munday Close 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.



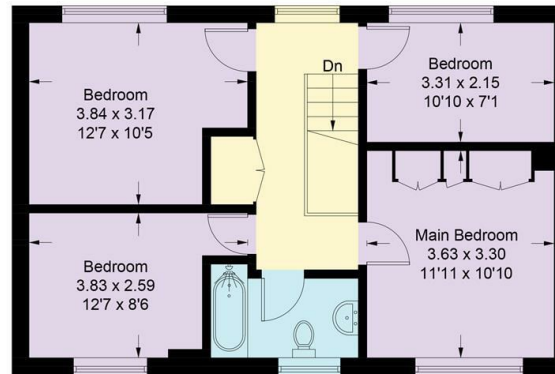
Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft  
 Garage = 8.7 sq m / 94 sq ft  
 Total = 118.4 sq m / 1275 sq ft



= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285393)

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>69</b> |                                                                                                             |
| (55-68) <b>D</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  |



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 8DG

**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 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.

