

SOMERLEA BUSSAGE



WHITAKER
SEAGER



SOMERLEA, BUSSAGE, STROUD, GL6 8AX

SET IN STUNNING, WELL STOCKED AND VIBRANT GARDENS, AN ATTACHED BUNGALOW, ENJOYING VERSATILE ACCOMMODATION, A RURAL VIEW AND GATED DRIVEWAY.

The property

Tucked away off the beaten track, Somerlea enjoys a truly beautiful village setting with pretty views of the wooded valley. This unique, attached bungalow sits within the most spectacular gardens which have been lovingly planted and maintained by the existing owner for decades. Accommodation is located across one level and offers great versatility, yet is currently utilised for multi-generational living. The vast majority of rooms enjoy a wonderful outlook to the garden. A sociable family/kitchen dining room is located to one end of the bungalow, with a tiled floor and door opening to the rear garden, the room provides a range of wall and base units as well as room for a large dining table. A door way from the kitchen opens to an inner hallway from which doors radiate to further accommodation including a family bathroom. The principle sitting room with feature fireplace sits to the front of the property, a glazed door leads onto an adjoining conservatory which provides year round

enjoyment of the garden. Also adjoining the sitting room is a double bedroom. Located at the opposite end of the bungalow is a further double bedroom, a contemporary shower room and impressive sitting room with vaulted ceiling and French doors opening to the garden. A modern wood burning stove forms a striking focal point to the room. The original intention was for this room to be partitioned off from the hallway, offering use as a third bedroom. Steps up from the room provide access to a utility room and boot room, which was formerly the garage. In addition to the wood burner, property is heated by night storage heaters. Somerlea sits in the most glorious gardens. Access to the property is via a private road (along which there is a public footpath) and claimed rights of way are noted on the title.





Guide price
£495,000

- *Boot room & utility*
- *Kitchen/dining room*
- *Living room*
- *Sitting room/bedroom 3 (subject to wall being erected)*
- *2 bedrooms*
- *Shower room & bathroom*
- *Gated gravelled driveway*
- *Extensive mature gardens with a rural outlook, Shepherds hut & summer house*
- *Close to village amenities*
- *Ofcom - Superfast broadband available 71 Mbps 18 Mbps - indoor mobile phone coverage limited with, Three, O2 & Vodafone*

WITHIN EASY REACH...

- Tesco Express - 0.7 miles on foot*
- Stroud - 3.6 miles*
- Kemble Railway Station - 10 miles*
- Cirencester - 11 miles*
- Gloucester - 15 miles*
- Cheltenham - 16 miles*
- Bath - 31 miles*
- Bristol - 34 miles*

Outside

Nestled in a magical setting and accessed via a track/public footpath, the bungalow enjoys a gated gravelled driveway and parking for several vehicles. Set within breathtaking grounds, the gardens and outlook are a huge asset to this unique, one off home. Rising above the driveway are vibrant well stocked flower borders, a lawn, boxed hedging and a paved seating terrace, as well as a detached Shepherds Hut style outbuilding. Commissioned by the current owners, the building is well insulated and with power and a composting toilet, ideal as a retreat from everyday life or offering an excellent studio/home office facility. The main garden extends below the driveway. Laid to lawn and interspersed by mature trees, extensive flower borders are a riot of colour offering immense interest and joy. A timber summer house provides eternal storage. A gated pathway to the side of the bungalow leads to the enclosed rear garden, laid to lawn with a further paved seating terrace and raised flower border, the garden boasts complete privacy and shelter. A gate opens to a path, over which Somerlea enjoys pedestrian access. As described in the title register, Somerlea has also enjoyed vehicular and pedestrian access over the track, which does not fall within the title. We suggest that buyers proceed on foot for their first appointment.

Situation

Located in the old village of Bussage which has a range of amenities including Tesco supermarket, Frithwood Doctor's Surgery, Boots Pharmacy, a Chinese Takeaway and The Ram public house. Nearby Stroud offers more extensive facilities including four supermarkets, independent high street shops, bars, restaurants and a weekly farmers market. Neighbouring villages provide further public houses, shops and cafes. Stroud has two grammar schools, whilst Thomas Keble Secondary school is also a popular local choice. Bussage benefits from its own Primary School as do the neighbouring villages. A choice of independent schools are also nearby such as Beaudesert Park School in Minchinhampton and Wycliffe College in Stonehouse. Mainline Railway services run direct to London Paddington from both Stroud and Kemble stations.



Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft
 Outbuilding = 7.2 sq m / 77 sq ft
 Total = 121.1 sq m / 1303 sq ft

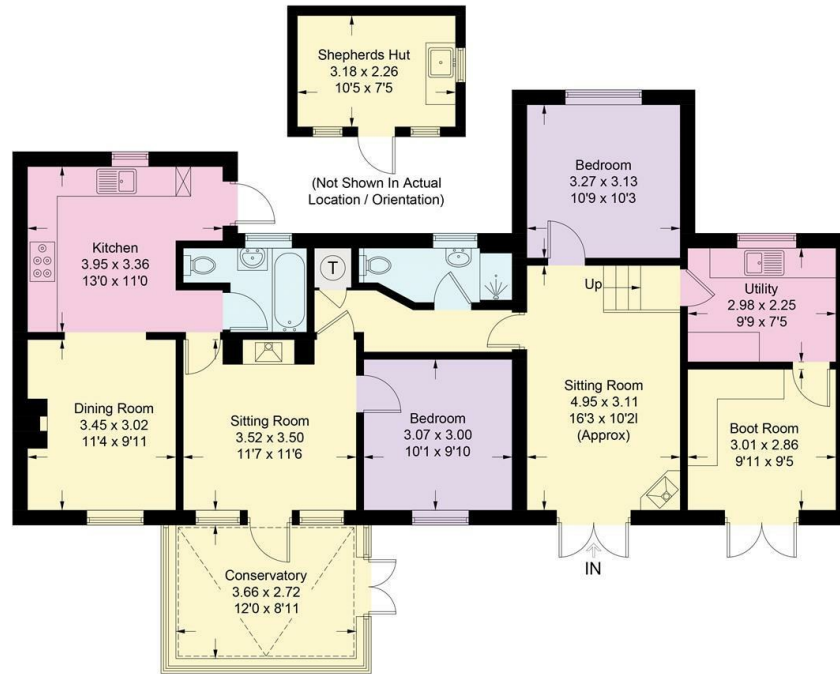


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090055)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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Useful Information

Tenure: Freehold

Postcode: GL6 8AX

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.

