



Lyday Cottage, Oakridge Lynch, Stroud, Gloucestershire, GL6 7NU

Detached Cotswold stone period cottage
 Light and bright accommodation
 4 bedrooms
 2 reception rooms
 Fitted kitchen
 Bathroom and shower room
 Versatile home office suite/annexe studio
 Wraparound terraced gardens
 Private parking
 Peaceful setting with views



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Guide Price: £650,000

Approximately 1,824 sq.ft including outbuilding

‘With a light and bright interior, this charming detached Cotswold stone period cottage occupies a peaceful setting and has the great addition of a versatile external home office/annexe suite’



The Property

Lyday Cottage is a wonderful detached Cotswold stone cottage discreetly tucked away within the quintessential village of Oakridge Lynch, located six miles from Stroud and nine miles from Cirencester. Set down a small quaint driveway which forms 'Lyday Close' serving just a handful of beautiful homes, the cottage was originally part of the Lyday House estate which is notably associated with the renowned Arts and Crafts architect Alfred Hoare Powell. The pretty setting is further enhanced by the far-reaching views over the valley towards Frampton Mansell.

The cottage has been significantly extended in modern times and updated, while sympathetically retaining much of its charm and character. In contrary to a cottage's usual characteristics, the accommodation is light and bright throughout, with the principal rooms all benefitting from dual-aspects. The interior extends to around 1,658 sq.ft. and has the fantastic addition of a converted outbuilding which comprises an en-suited room adding a further 166 sq.ft. of accommodation.

The ground floor layout flows superbly from room

to room, comprising two reception rooms either side of a large kitchen. The living room has a fireplace with wood-burner as the focal point, as well as fitted storage beneath the stairs. The kitchen also features a fireplace and wood-burner which can equally be enjoyed from the dining room through the open plan arrangement. The dining room connects to a lovely external terrace at the side. The kitchen has been fitted with an extensive range of units finished with granite worktops. There is a useful utility room adjoining and a shower room completing the ground floor. On the first floor, there are four bedrooms, the two large doubles are filled with natural light. The family bathroom boasts both a roll-top bath and a shower unit.

The outbuilding suite is suitable for a range of uses such as a home office or guest suite, while the current owners have been using it as a successful Airbnb venture.

The traditional cottage style gardens have been thoughtfully landscaped into various terraces spanning the side and rear of the cottage. Off the dining room, the gravelled seating terraced is framed by lavender borders and picket fencing. Steps lead up to a lawn and beyond there is a

further terrace filled with vibrant perennials and an additional elevated seating terrace which takes in the views. There is plenty of private parking either side of the cottage.

Situation

The property is situated within Oakridge Lynch, a thriving Cotswold village surrounded by fields and a rolling Cotswold landscape enjoying lovely views with many country walks just on the doorstep and other outdoor activities. As well as a church, primary school, village hall, park with play equipment, shop with post office and The Butchers Arms public house, there are an array of local clubs in the village catering for most interests ranging from walking to wine. The village sits between the market towns of Cirencester and Stroud, each boasting their own array of shops including Waitrose as well as restaurants and many other amenities. Cheltenham and Gloucester are both easily commutable at under 14 miles distance. Fast trains to London Paddington run from nearby Kemble and Stroud train stations and easy access to the M5 connects to Bristol and Birmingham. The local area provides a wide selection of excellent primary and secondary school options including

Stroud High and Marling School. Private education is available at Beaudesert Park, Wycliffe, Westonbirt, Rendcomb and Cheltenham.

Additional Information

The property is Freehold with LPG-fired central heating, a shared water treatment plant, mains water, and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and there is a small, seldom used public footpath through Lyday Close. Ultrafast broadband is available. For detailed information on mobile phone coverage and broadband availability, please refer to the Ofcom mobile and broadband checker website. Stroud District Council Tax Band F.

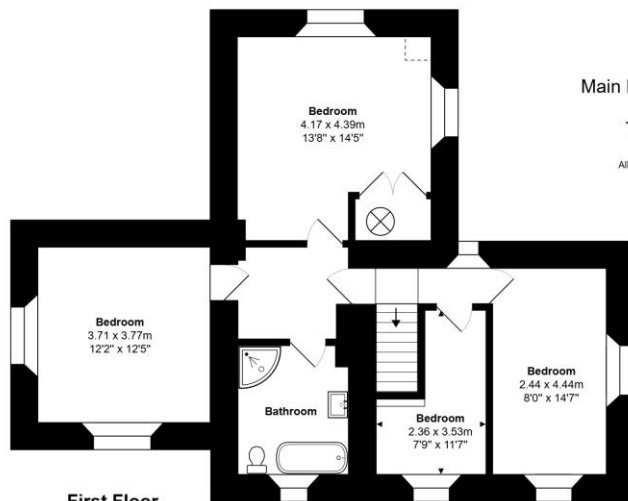
Directions

From the centre of Bisley, follow Holloway Road towards Stroud and turn left on the bend to continue on Holloway Road. When you reach the war memorial in Oakridge Lynch, turn right down the gravel drive and locate the property on the right at the end of the close.

Postcode GL6 7NU

What3words: ///covenants.cyclones.twig

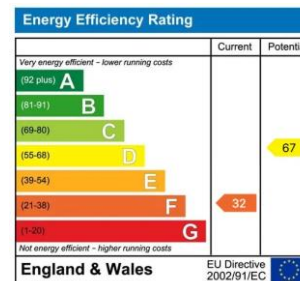
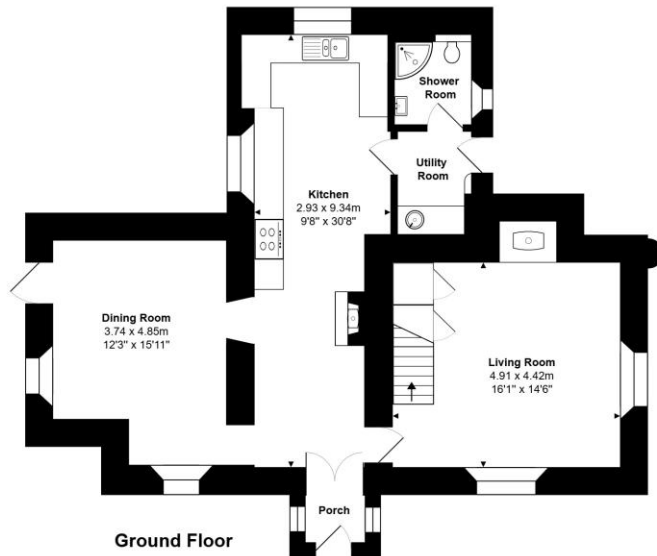
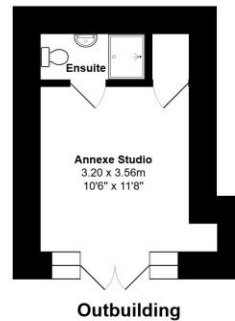




Main House Area: 154.0 m.sq. ... 1658 sq.ft

Total Area: 169.4 m² ... 1824 ft²

All measurements are approximate and for display purposes only



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