



THYME COTTAGE · COWSWELL LANE · BUSSAGE · STROUD

**MURRAYS**  
SALES & LETTINGS

THYME COTTAGE  
COWSWELL LANE  
BUSSAGE  
STROUD  
GL6 8BB

Occupying a fabulous elevated location in the popular area of Old Bussage, this charming detached period home has by far the best views with a rural feeling yet convenient for schools and amenities.

**BEDROOMS: 4**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 2**

**ASKING PRICE £785,000**

## FEATURES

- Elevated Location with Far Reaching View
- Fabulous Wrap Around Gardens
- Period Features
- 3 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms
- Dressing Room
- Separate Kitchen Garden
- Off Street Parking
- Near to Amenities



## DESCRIPTION

Thyme Cottage is an idyllic village home, discreetly positioned in a peaceful setting yet within easy reach of local amenities, including a Tesco Express and well-regarded primary and secondary schools, offering the perfect balance of countryside living and convenience.

The deceptively spacious accommodation is thoughtfully arranged to maximise far-reaching rural views. A welcoming entrance hall leads to the principal reception rooms, including an elegant sitting room centred around a Cotswold stone fireplace with wood-burning stove. The well-appointed kitchen features generous preparation space, a gas Aga, and additional oven and hob, flowing seamlessly into a bright breakfast room which opens out onto a large south west facing dining and sitting patio with superb views of the countryside.

A separate dining room provides an excellent space for both formal entertaining and family gatherings, leading through to a charming garden room overlooking the grounds. Further ground floor accommodation includes a utility room, rear hallway, and cloakroom.

Upstairs, there are four bedrooms. The principal bedroom benefits from a dressing area with fitted wardrobes and sits adjacent to the main bathroom, while three further bedrooms are served by an additional bathroom.

The gardens are a particular highlight, beautifully landscaped with

mature planting, a level lawn, and a well-positioned seating area ideal for enjoying the views. An established kitchen garden provides homegrown produce, adding to the property's appeal.

Thyme Cottage also benefits from off-street parking for several vehicles, a valuable feature in such a desirable village location.





## DIRECTIONS

From Stroud proceed east towards Cirencester on the A419. After about 3 miles turn left for Eastcombe up Toadsmoor Hill. At the top turn right into The Ridgeway and continue past The Ram, and bearing to the right as the road forks. After a short distance just before the lane bends to the left, turn right up on to a private lane where the property can be found on the right hand side.

## LOCATION

Old Bussage is set high up on a west facing ridge with views towards the Toadsmoor Valley between Stroud and Chalford. Old Bussage comprises the original settlement part of the village, comprising numerous attractive properties across all eras.

The village is surrounded by open countryside ideal for walking and riding whilst also benefitting from excellent amenities, including a Tesco Express, Boots Pharmacy, church and a pub, all within half a mile from Wild Rose Corner.

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Beaudesert Park in Minchinhampton is within easy driving distance and there are also several sought-after private schools in nearby Cheltenham. Stroud, Gloucester and Cheltenham all host sought-after selective grammar schools and Thomas Keble in nearby Eastcombe is also a popular choice.

Cheltenham and Gloucester are within commuting distance and there are regular bus services into nearby Stroud. Stroud has excellent amenities with several leading supermarkets, including Waitrose and an award winning Saturday Farmers' Market.

London is within 90 minutes by train from Stroud mainline station and circa 2 hours by road.

Motorway M5 J13 Stroud - 8 miles, Motorway M4 J15 Swindon - 29 miles. Stroud Railway Station - 4.5 miles, Cirencester town 10.5 miles, Cheltenham town - 18.5 miles, Bath - 34 miles, Bristol Airport - 40 miles. Distances are approximate.



## Thyme Cottage, Cowswell Lane, Bussage, Gloucestershire

Approximate IPMS2 Floor Area  
House

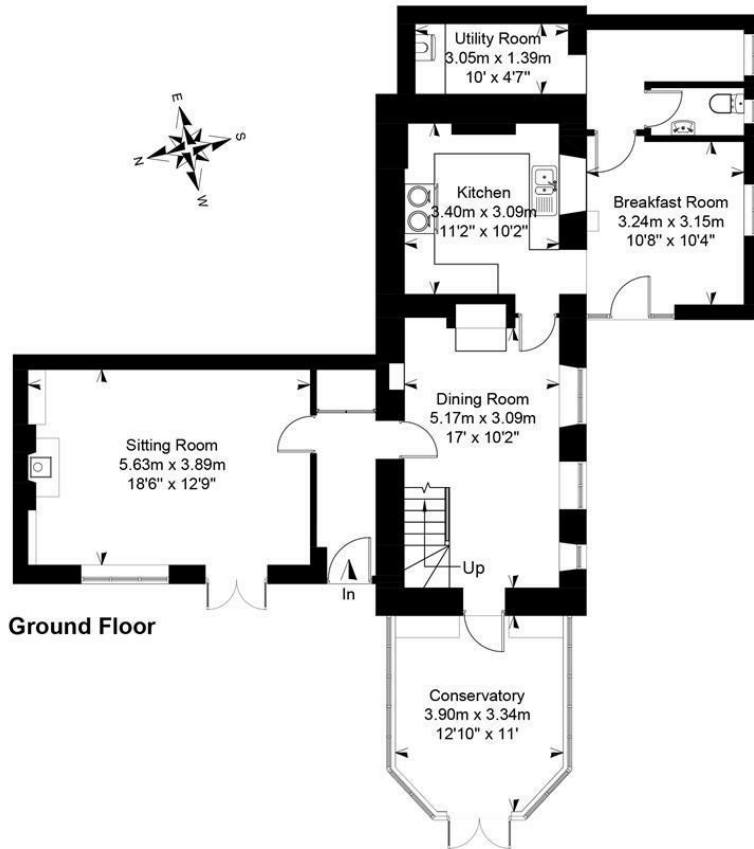
176 sq metres / 1895 sq feet

(Includes Limited Use Area

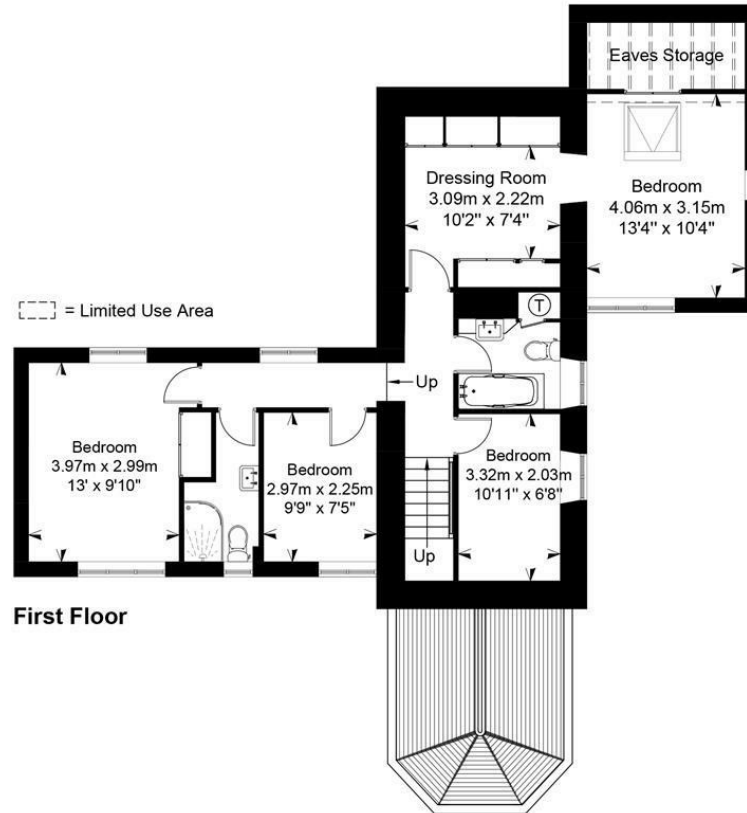
5 sq metres / 54 sq feet)

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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard



Ground Floor



First Floor

# MURRAYS

SALES & LETTINGS

### Stroud

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3 King Street, Stroud GL5 3BS

### Painswick

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The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334

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3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

D

### SERVICES

All mains services are connected to the property. Gas central heating. Council Tax Band F: £3538.25 Ofcom checker: Broadband Standard 5Mbps Superfast 90 Mbps. Mobile coverage EE, O2, Three, Vodafone all good outdoor.

## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing  
please call our Stroud office on 01453 755552