

26 MUNDAY CLOSE
BUSSAGE



WHITAKER
SEAGER



26, MUNDAY CLOSE, BUSSAGE, STROUD, GL6 8DG

A STYLISH THREE BEDROOM DETACHED PROPERTY,
SITUATED IN A SOUGHT AFTER CUL DE SAC
LOCATION. WITH SOUTH FACING LANDSCAPED
GARDEN & VERSATILE HOME STUDIO.

The property

A beautifully presented three bedroom detached family home, ideally positioned within a sought after cul-de-sac. This impressive property benefits from a landscaped rear garden complete with a versatile home office/studio. Thoughtfully reconfigured and upgraded by the current owners, the home offers spacious and contemporary living throughout. The generous sitting room provides a cosy yet stylish retreat, featuring an Ecosy log burner, perfect for relaxing evenings, alongside elegant engineered oak flooring.

At the heart of the home lies a stunning 25ft open-plan kitchen/dining room. Cleverly extended into part of the former garage, this space is now exceptionally light and airy, creating an ideal setting for both everyday family life and entertaining.

Upon entering the property, you are welcomed into a bright entrance hallway, with doors leading to the downstairs cloakroom and the spacious sitting room, which enjoys generous proportions of approximately 17' x 15'. Stairs rise to the first floor, and a doorway leads through to the stylish, contemporary kitchen/dining room.

The kitchen is fitted with a range of wall and base units, complemented by solid oak worktops and a suite of integrated appliances, including a fridge freezer, dishwasher, and extractor hood, along with plumbing for a washing machine. A Belfast-style sink serves as an attractive focal point, whilst the electrically heated slate grey flooring flows seamlessly into the dining area. The dining space benefits from a bright rear aspect, with sliding patio doors opening onto the landscaped garden, perfect for indoor-outdoor living.

To the first floor, the landing provides access to three well-proportioned bedrooms, with bedrooms one and two both benefiting from handy fitted storage. The family bathroom is beautifully appointed, featuring contemporary tiling, a bath with shower over and a stylish vanity basin.

Ofcom classifies the broadband speed available as Ultrafast and mobile reception as good.





Guide price **£449,950**

- Entrance Hallway
- 17' x 15' Sitting Room
- Downstairs Cloakroom
- 25' Kitchen/Dining Room
- Reduced Sized Garage Store Room
- Three Bedrooms
- Family Bathroom
- Stylish Garden Home Office/Studio
- Lovely South Facing Landscaped Gardens
- Gas Central Heating & Mains Drainage

WITHIN EASY REACH...

- Stroud - 4.6 miles*
- Nailsworth - 5.4 miles*
- Cirencester - 12 miles*
- Gloucester - 14.1 miles*
- Cheltenham - 14 miles*

Outside

The front garden is open plan, featuring a charming mature tree and attractive hedging that enhance the property's overall appeal. A generous gravelled driveway provides ample parking for multiple vehicles, while gated side access leads conveniently to the rear. The South facing rear garden is truly a highlight of the home. An extensive sandstone paved patio creates the perfect setting for al fresco dining or simply enjoying a morning coffee. Stepping stones guide you across the main lawn to a versatile home office or studio space. The garden is beautifully framed by a variety of mature trees and shrubs and is fully enclosed, making it an ideal and secure environment for families with children and pets. The property is subject to covenants, please ask the agents for further details.

Situation

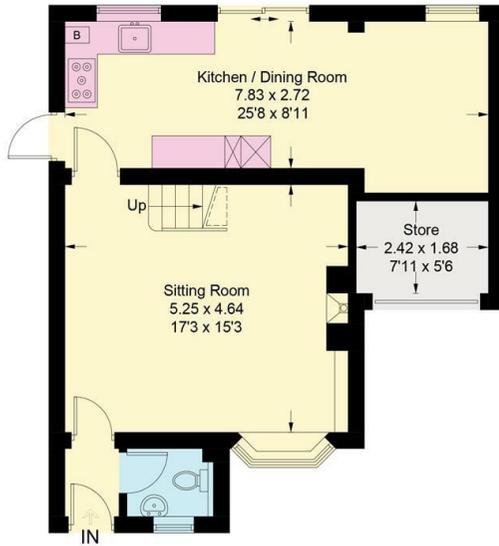
Munday Close is situated within the highly sought-after Manor Farm development, located on the edge of Chalford and Bussage. Its proximity to a range of local amenities makes this an appealing location for a variety of buyers. Facilities include Bussage Primary School, Thomas Keble Secondary School, 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.



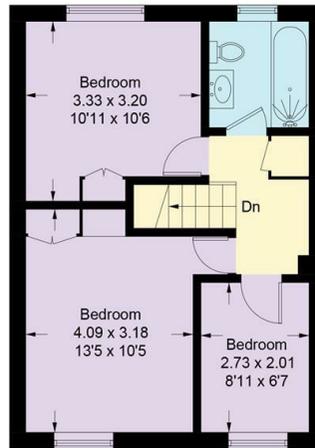
Approximate Gross Internal Area = 92.2 sq m / 992 sq ft
 Home Office = 5.2 sq m / 56 sq ft
 Store = 4.2 sq m / 45 sq ft
 Total = 101.6 sq m / 1093 sq ft



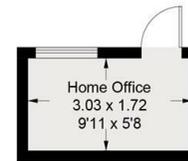
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286383)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 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 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.

