



27 Lypiatt View, Bussage, Gloucestershire, GL6 8DA

Detached bungalow  
3 bedrooms  
Spacious reception room  
Well-fitted kitchen  
Requires general updating  
Private driveway parking and garage  
Popular hilltop village with amenities  
Front and rear gardens  
No onward chain



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Sale Price: £350,000**

Approximately 812 sq.ft excluding garage

‘Situated within this popular hilltop village close to amenities, a 3-bedroom bungalow with parking and garage which requires general updating’

## The Property

This detached modern bungalow is set within a quiet hilltop cul-de-sac in the popular village of Bussage close to amenities. Constructed some 35 years ago of reconstituted stone, the property offers accommodation of 812 sq.ft. with a detached garage in addition. The accommodation requires general updating and cosmetic improvements.

The living accommodation includes a spacious living/dining room with a feature fireplace. The kitchen is modern fitted and well-appointed with integrated appliances including a fridge/freezer, dishwasher, gas hob with oven, space for a washing machine, plus a breakfast bar. There are three bedrooms beside a shower room and separate additional WC.

The property has both a front and rear garden, the latter of which boasts a westerly aspect towards the Toadsmoor Valley. The gardens

include lawns and seating terraces. A long driveway at the side provides private parking leading up to the garage. The garage has power connected and an electric door.

## Situation

Bussage is a hilltop village located approximately 5 miles from the market town of Stroud and about 8 miles from Cirencester. Situated within the popular Manor Farm development, the property is easily accessible to amenities such as a Tesco Express store and pub, whilst the neighbouring villages of Eastcombe and Chalford Hill offer an excellent variety of local facilities including a supermarket, doctors surgery, both primary and secondary schools and a number of pubs and sporting facilities. Stroud, described by the press as 'Notting Hill with Wellies', has three supermarkets including Waitrose, many high street shops, bars and restaurants and its famous Saturday farmers market. Stroud has two grammar schools for boys and girls and



Bussage also lies in the catchment area for several mixed comprehensive secondary schools in the area. Eastcombe and Bussage primary schools are within walking distance, and nearby are several independent schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 40 minutes away. Stroud has good transport links with London Paddington, only 90 minutes approximately by train and Bath and Bristol 45 minutes by car.

## Additional Information

The property is Freehold with mains gas heating, drainage, electricity and water. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available. Please check the Ofcom mobile and broadband checker website for more information and mobile phone coverage.

Stroud District Council Tax Band D.

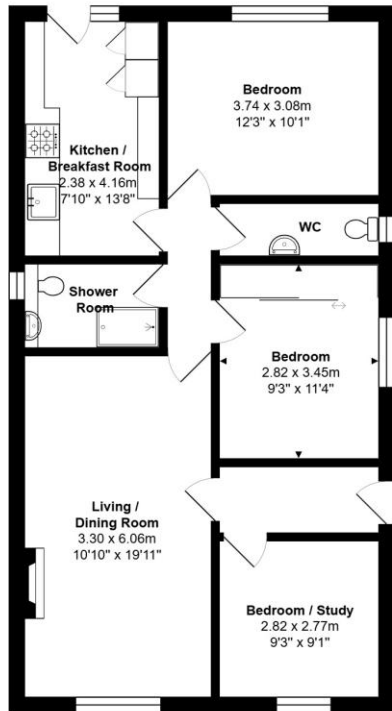
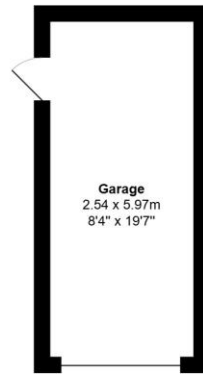
## Directions

Leave Stroud on the A419 London Road towards Cirencester. After approximately 3 miles turn left signposted Bussage/Eastcombe. Follow this road through the traffic lights to the very top of the hill and turn right into The Ridgeway. Take the third right hand turn into Lypiatt View and locate the property to the left hand corner.

Postcode GL6 8DA

What3words: ///openings.shipwreck.taped





Total Area: 75.5 m<sup>2</sup> ... 812 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient – lower running costs |   |                            |           |
| (92 plus)                                   | A |                            |           |
| (81-91)                                     | B |                            |           |
| (69-80)                                     | C |                            |           |
| (55-68)                                     | D | 67                         | 76        |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient – higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |

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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577