

ALBERTA



WHITAKER
SEAGER



ALBERTA, OAKRIDGE LYNCH, STROUD, GL6 7NR

AN ATTRACTIVE SEMI-DETACHED COTSWOLD
STONE PERIOD COTTAGE WITH TWO
RECEPTION ROOMS, GARAGE, PRETTY GARDEN
AND NO ONWARD CHAIN.

The property

Alberta is a quintessential English cottage, complemented by a beautifully established cottage garden. Occupying a corner plot, the property benefits from vehicular access at the upper end along with a garage, while a pedestrian gate to the front opens onto a lower country lane.

The current owner has thoughtfully renovated this semi-detached house, creating elegant living spaces with a clear emphasis on quality.

The front door leads into the centrally located dining room, featuring a wooden floor, staircase, and a window seat set beneath a charming window. To one side, the dual-aspect sitting room provides a welcoming space to relax, complete with an exposed Cotswolds stone fireplace with wood-burning stove. To the other side lies the fitted kitchen, enjoying views through the front-facing window across the garden. Beyond is a utility room, which also houses a WC. Down the hall, is a rear door opening into a boot room with a further door leading out to the garden.

Upstairs, the principal bedroom enjoys a dual aspect with stunning far-reaching views, along with built-in wardrobes. The modern family bathroom, fitted with both a separate bath and shower cubicle, also faces the front and benefits from a delightful outlook. The second bedroom features a vaulted ceiling, built-in wardrobes, and a front-facing window overlooking the garden.

PROPERTY INFORMATION:

Heating: Oil fired central heating and a wood burner.

Drainage: Brand new septic tank.

Title: There are covenants, rights and easements. Ask the agent to send the land registry documents.

Ofcom: Broadband - Gigaclear is available in the village.

Mobile coverage - mainly good outside but variable inside.





Guide price
£475,000

- *Two Bedrooms*
- *Two Receptions Rooms*
- *Kitchen*
- *Upstairs Bathroom*
- *Utility/Cloakroom*
- *Parking*
- *Detached Garage*
- *Stunning Gardens*
- *No onward chain*

WITHIN EASY REACH...

Stroud 6.3 miles

Kemble Train Station 8.7 miles

Cirencester 8.7 miles

Cheltenham 13.2 miles

Outside

The gardens are a standout feature and a wonderful asset to the property. Enclosed by traditional Cotswold stone walls, they offer a high degree of privacy along with far-reaching views across the surrounding countryside. Access is via double wooden gates opening onto a gravelled drive. A garage with double gates faces the lane, while a pedestrian gate from the lower lane leads to a path up to the house. The gardens have clearly been much loved and carefully maintained, with delightful planting providing vibrant pops of colour throughout the flower beds, complemented by a selection of fruit trees. Arranged over two levels, the garden gently steps down towards the cottage, adding character. The oil tank is discreetly tucked away behind the garage.

Situation

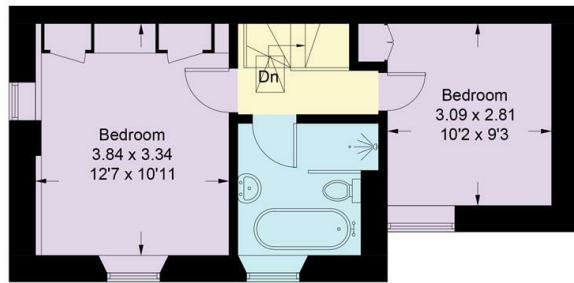
The sought-after Cotswold village of Oakridge Lynch sits in an elevated setting between Cirencester and Stroud, and comprises five charming rural hamlets. This vibrant community benefits from St Bartholomew's Church, Oakridge Parochial Primary School, a village shop with post office, The Butcher's Arms, a village hall, cricket club, and a wide range of clubs and local groups.

The area is well served by excellent educational options, including grammar schools for both boys and girls in Gloucester, Stroud, and Cheltenham. Secondary schooling is available in nearby Eastcombe, as well as in Stroud and Cirencester.

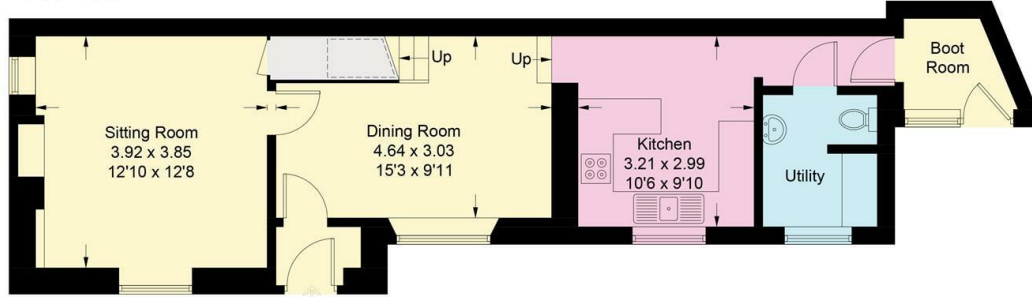
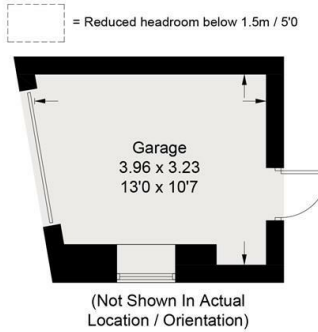
Directions: What Three Words:
warms.walled.roving



Approximate Gross Internal Area = 86.2 sq m / 928 sq ft
 Garage = 11.2 sq m / 120 sq ft
 Total = 97.4 sq m / 1048 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298579)

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



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Useful Information

Tenure: Freehold

Postcode: GL6 7NR

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 C 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.

