



WOODBERRY · BUSSAGE · STROUD

MURRAYS
SALES & LETTINGS

WOODBERRY
BUSSAGE
STROUD
GL6 8AT

Woodbury is an idyllic bungalow, discreetly positioned in a peaceful setting with uninterrupted views, well stocked gardens, and within easy reach of local amenities, including a Tesco Express, public house and allotments.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £695,000

FEATURES

- Detached Bungalow in Tucked Away Location
- Uninterrupted Far Reaching Views
- 3 Bedrooms
- Attached Studio Style Annexe/home office with PP to Extend.
- Reception/Dining Hall with Parquet Flooring
- Kitchen/Breakfast Room
- Utility Room
- Various Outbuildings including a Summerhouse
- Gated off Street Parking
- Well Stocked Mature Gardens



DESCRIPTION

Woodbury's setting is truly unique with beautifully stocked wraparound gardens and gated off-street parking for several vehicles. There are two convenient ways to access the property: via the main entrance, which serves both the principal residence and the annexe, or through the utility room – ideal for muddy boots and paws after countryside walks.

Without doubt, the standout feature of the home is the impressive sitting room, centred around a wood-burning stove and enhanced by floor-to-ceiling windows that frame uninterrupted west-facing countryside views. These windows also provide direct access to the garden, creating a wonderful connection between indoor and outdoor living. The generous entrance hall is exceptionally wide and could easily serve as an additional reception or entertaining space. The L-shaped kitchen/dining room provides a perfect layout for both family life and entertaining, seamlessly linking the cooking and dining areas. Within the main residence are three well-proportioned bedrooms, a shower room, cloakroom, and generous storage including integrated cupboards/wardrobes in all three bedrooms.

An entrance porch connects the studio-style annexe to the main house while allowing it to retain its own independent access. Internally, the annexe comprises a kitchenette, shower room, and bedroom with glass French doors opening onto the side garden creating an ideal work from home area or additional accommodation. Planning permission has also been granted to extend the annexe by adding a further room. For more information, please visit Stroud District Council and refer to planning reference S.08/1668/FUL.

The gardens are a true delight and every gardener's dream. To the front, a low-level Cotswold stone wall encloses a more natural area where

established trees and shrubs provide a haven for wildlife. This space could easily be adapted to create a more formal garden or productive vegetable plots. Beautifully stocked borders, mature planting schemes, two ponds, variety of sheds and a charming summer house are thoughtfully positioned throughout the grounds. Both the shed and the summerhouse are fitted with electric. A superb seating terrace, directly off the sitting room, provides the perfect spot to relax and enjoy the spectacular sunsets over the surrounding countryside.





DIRECTIONS

The property is most easily found by leaving Stroud in the direction of Cirencester on the A419. On reaching Chalford, turn left after St Mary's church on to The Old Neighbourhood. Continue up the hill turning left at the crossroads towards Brownshill. Continue along the road passing the playing fields on the right hand side where the turning to Woodberry can be found on the right hand side opposite the allotments and just after the turning to The Avenue.

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 Woodberry.

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.



Woodberry, Bussage, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 142 sq metres / 1528 sq feet

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07890 327 241

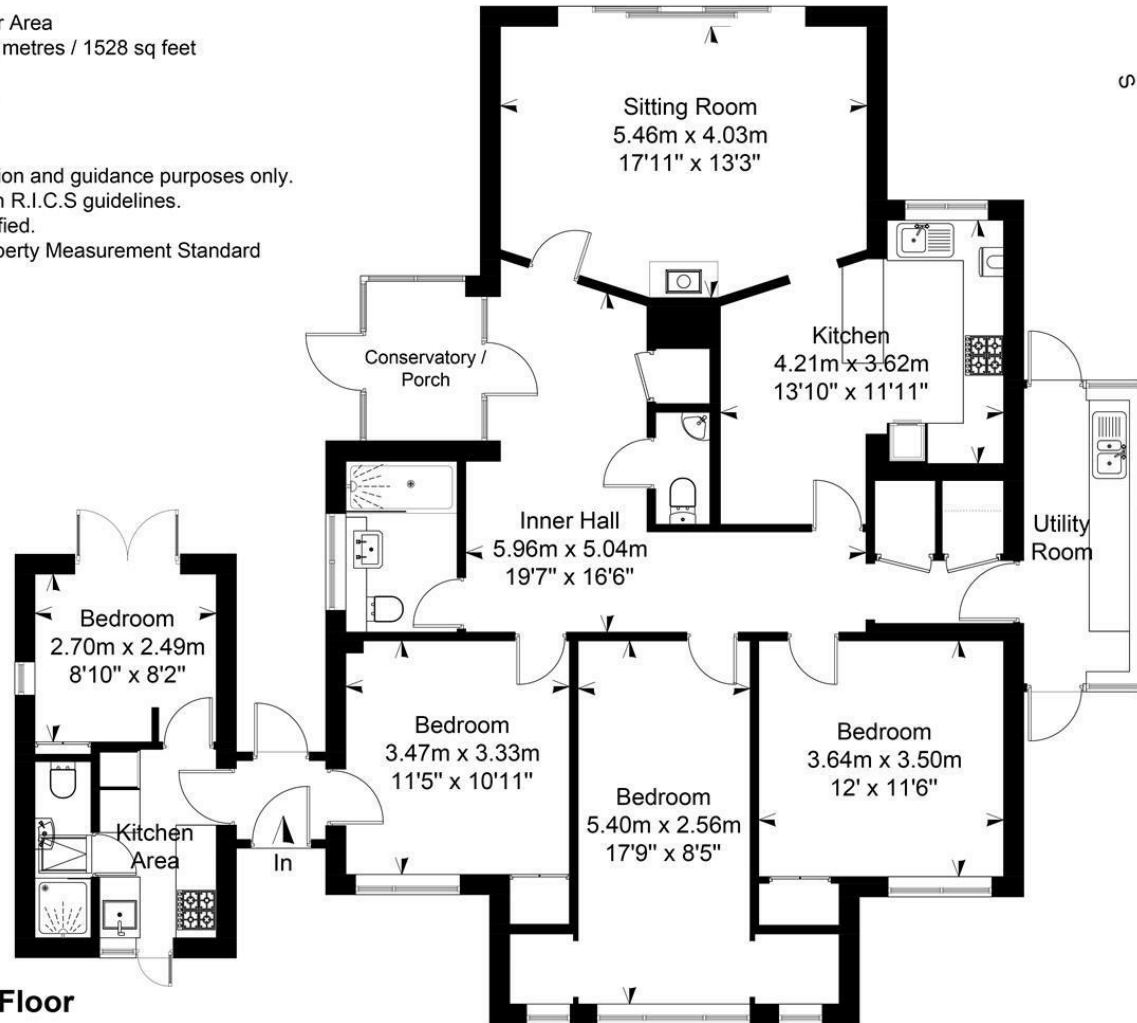
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Ground Floor

SUBJECT TO CONTRACT

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MURRAYS
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TENURE

Freehold

EPC

D

SERVICES

All mains services are connected to the property. Gas central heating. Council Tax Band D £2993.90 Broadband Standard 14 Mbps, Superfast £80 Mbps. Mobile Coverage EE,O2, Three and Vodafone all good out door. Good and variable indoor.

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