



16 Stonecote Ridge, Bussage, Stroud, Gloucestershire, GL6 8JY
Guide Price £425,000



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Tucked away in a quiet cul-de-sac on the edge of the popular Bussage estate is this well-presented four-bedroom detached home. Offered to the market chain free, the property further benefits from ample off-road parking, a garage and a private rear garden.

ENTRANCE HALLWAY, KITCHEN/DINING ROOM, CONSERVATORY WITH DOUBLE DOOR TO THE REAR GARDEN, SITTING ROOM, FOUR BEDROOMS, MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, AMPLE OFF-ROAD PARKING, SINGLE GARAGE, PRIVATE REAR GARDEN, PROPERTY OVERLOOKS THE PLAYING FIELDS

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Email: stroud@peterjoy.co.uk





Description

Tucked away on a corner plot within Stonecote Ridge is this modern four-bedroom detached family home. The property benefits from ample off-road parking, a garage, a good-sized private rear garden and an open aspect over the playing fields of Bussage Primary School.

Approached via a stone pathway, the front door opens into a spacious entrance hall. An internal door provides access to the utility area and with a further door to the rear garden, while the hallway leads through to the main ground floor accommodation, with doors radiating off to the individual ground floor rooms. The kitchen/dining room provides a fantastic social space for family living and entertaining. The modern kitchen is fitted with a range of wall and base units, together with a combination of integrated and freestanding appliances. Off the dining area is a conservatory, which enjoys views over the rear garden, with a set of double doors opening directly onto the garden. The sitting room measures 14'4" x 11'9" and features a window overlooking the front aspect. A cloakroom completes the ground floor accommodation. The first floor provides four well-proportioned bedrooms. The principal bedroom measures 11'10" x 10'6" and benefits from built-in wardrobes and an en-suite bathroom. A modern family bathroom completes the first floor.

Outside

To the front of the property, there is ample off-road parking for several cars. The remaining garden is laid to lawn and gravel, with a selection of mature trees and shrubs. Side access leads through to the private rear garden, which benefits from two separate seating areas, perfect for alfresco dining and entertaining. The remainder of the garden is mainly laid to lawn, with mature shrubs and planting dotted throughout.

Location

The property is located on the edge of the Bussage estate in a superb peaceful cul-de-sac location. It, along with the neighbouring villages of Chalford, Brownshill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, GP surgery, pharmacy, a post office and shops in the area. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance

Directions

From Stroud, take the A419 London Road towards Cirencester. After a couple of miles, turn left onto Toadsmoor Hill, signposted Bussage/Eastcombe. At the top of the hill, turn right onto The Ridgeway and continue along the road, taking the fourth left into Tanglewood Way. Bear left at The Old Common and continue, passing Farriers Croft on the left. Turn into Stonecote Ridge and follow the road around, taking the first left. Continue along this road and take the second left-hand turning. The property is located on the corner. A member of the team will be standing outside ready to welcome you in.

Property information

The property is freehold and has gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services include standard, superfast and ultrafast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

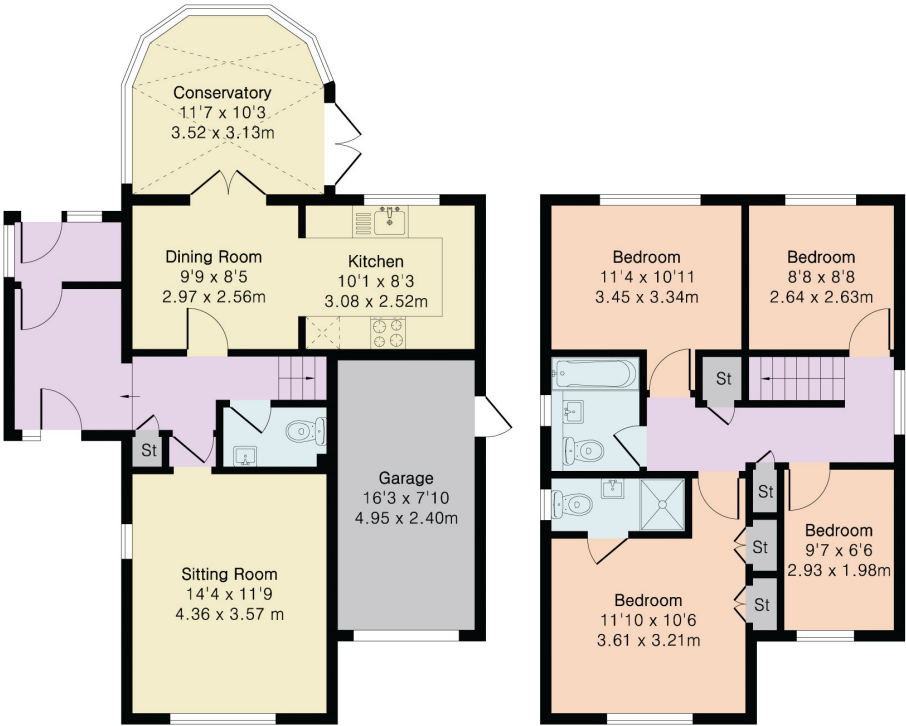
Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



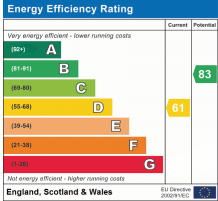
**Approximate Gross Internal Area 1223 sq ft - 114 sq m
(Excluding Garage)**

Ground Floor Area 642 sq ft – 60 sq m
First Floor Area 581 sq ft – 54 sq m
Garage Area 129 sq ft – 12 sq m



Ground Floor

First Floor



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.