

The Dortor, Bussage, Stroud, Gloucestershire, GL6 8BB

Guide Price £420,000

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Sales & Lettings









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A beautifully presented three-bedroom maisonette, quietly tucked away in the heart of Old Bussage. Extending to over 1,600 sq ft of well-proportioned accommodation arranged over one level, the property combines generous living space with a sense of privacy and seclusion. Further benefits include off-road parking, a private garden and a fantastic outlook.

ENTRANCE, SITTING ROOM 23'6 X 21'7, KITCHEN WITH BUILT IN APPLIANCES, THREE BEDROOMS, FAMILY BATHROOM FEATURING ROLL TOP BATH AND WALK IN SHOWER, MAIN BEDROOMS WITH EN-SUITE, UTILITY ROOM, PRESENTED IN FABULOUS ORDER, PERIOD BUILDING CONVERTED IN 2020, GARDEN WITH VIEWS ACROSS THE VALLEY, OWN PRIVATE ACCESS, ALLOCATED PARKING, QUIET AND PEACEFUL SETTING.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA t: 01453 766333 Email: stroud@peterjoy.co.uk







Description

Situated in a quiet setting, this top-floor maisonette forms part of a charming period building that was converted into four stylish apartments approximately five years ago. The current vendors have created a fantastic, stylish home, boasting over 1,600 sq ft of accommodation arranged across one floor, with its own private access, garden and allocated parking. The accommodation comprises a stable door opening into the hallway. To the left, you will find the fabulous sitting room measuring 23'6" x 21'7", featuring a number of original details and several windows that flood the space with natural light. The sitting room flows seamlessly into the kitchen/dining area. The kitchen offers a range of wall and base units along with integrated appliances. The property provides three bedrooms. Two of the bedrooms are served by a family bathroom, featuring a roll-top bath and a separate walk-in shower. The main bedroom, located at the end of the hallway and measuring 19'10" x 13'5", benefits from an en-suite shower room and enjoys stunning views across the valley from the window. Completing the property is the handy utility space

Outside

The gardens are a wonderful feature of this property. From the allocated parking area, a gravelled stepped pathway leads up to the property. The garden is fully enclosed by a combination of dry-stone walling and fencing, offering a pets friendly garden. Mainly laid to lawn, it is complemented by well-stocked planted borders. The current owners have also installed an insulated shed and several seating areas, thoughtfully positioned to take full advantage of the views. A gate at the top of the garden provides direct access to a nearby footpath.

Location

The property is located in Old Bussage. It, along with the neighbouring villages of Chalford, Brownshill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, three 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

Leave Stroud via the A419 and proceed past Brimscombe Corner, turning left into Toadsmoor. Continue up to the top of the hill and turn right onto The Ridgeway. Take the first right into The Ridge. Continue along until you reach The Ram Pub. Park by The Ram Pub and a member of the team will meet you there and direct you to the property.

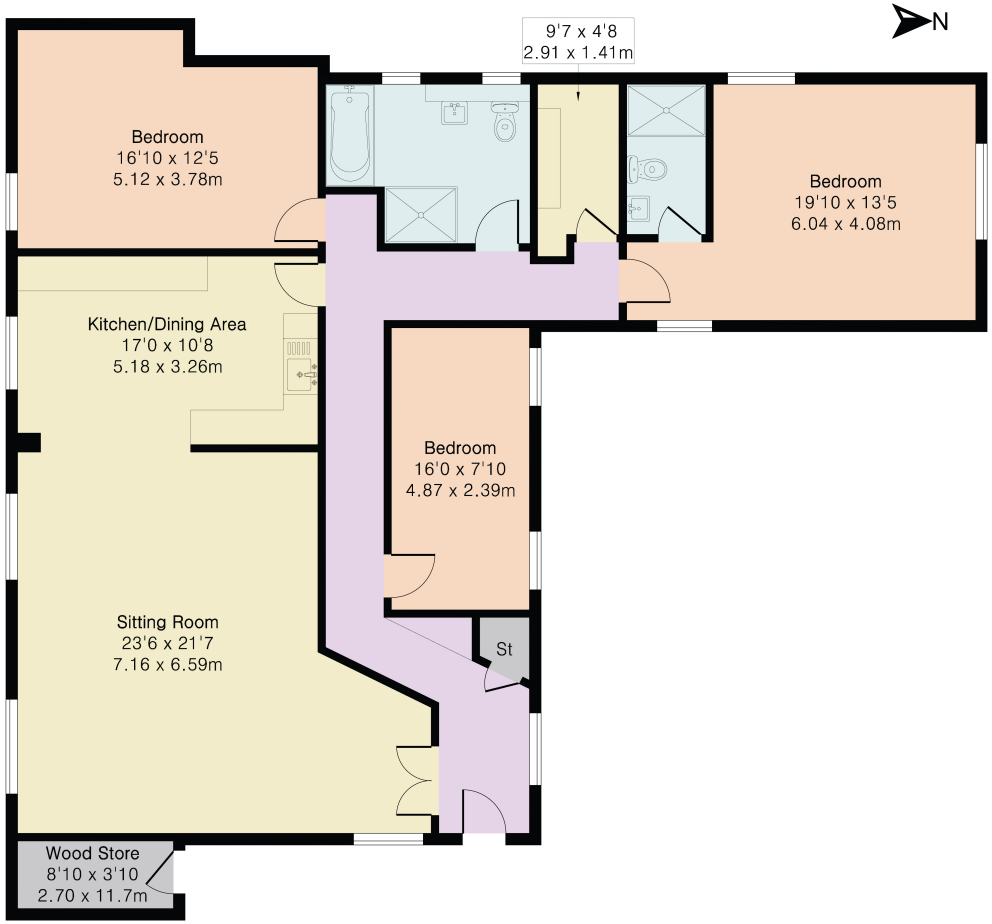
Property information

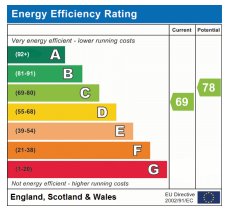
The property is leasehold with approximately 993 years remaining on the lease. The freehold is owned collectively by the residents, with all apartments holding an equal share of the freehold. The service charge is £157.16 per month, which covers the cost of buildings insurance, electricity for the basement and lighting for the driveway. Mains Gas, electricity, water and drainage are connected. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all providers in this postcode.

Local Authority

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

Approximate Gross Internal Area 1648 sq ft - 153 sq m





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.

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