

TRALEE
OAKRIDGE LYNCH



WHITAKER
SEAGER

TRALEE, OAKRIDGE LYNCH, STROUD, GL6 7NY

A GREAT SETTING ENJOYING VIEWS AND VERSATILE ACCOMMODATION

• No onward chain • 3 bedrooms • 3 reception rooms • Conservatory • Kitchen • 43ft unconverted attic • Family shower room • Gardens • Private parking • Views

Description

Built as a three bedroom bungalow for the current owners over 50 years ago this property has been a much loved family home enjoying a central village location with wooded valley views across the roof tops of neighbouring houses. Many years ago the original garage, lying under the sitting room, was converted into a fabulous family/games room (measuring 19'4" x 16'1"). This room could be utilised for a variety of uses including a teenager's den or a fourth bedroom or even into a large working office/treatment room due to it having an independent entrance.

For many, the 1644 sq ft of accommodation would be more than adequate however for

those wishing to add value to the residence a 43' x 12' unconverted attic would potentially add two further bedrooms & bathroom or a fantastic main bedroom suite with ensuite and dressing room - all subject to planning permission and building regulations.

There are various highlights: the size of the sitting room with its large picture window with valley views, not excluding the wood burner and the spiral staircase down to the family room. The stable door out from the kitchen out onto a sun terrace are to name a few.



Offers in the region of
£575,000

AGENT'S NOTES

There are two registered titles for this property. Part of the drive belongs to a neighbour however there is vehicular right of access across it to the plot belonging to Tralee.



Outside

The grounds are on different levels and are made up of a lawned area with ornamental pond, a paved patio and a gravelled sun terrace. For keen gardeners there are established vegetable and fruit growing sections. A selection of sheds and a green house. Oil tank. Pedestrian access to country lane above. Private parking for up to four vehicles.

Directions

From Bisley/Eastcombe take Holloway Road for approx. 1.6 miles. On entering the village at the first crossroads drive straight down the hill. Take the third and last left out of the village into The Broadway. The entrance to the drive will be found on the left hand-side.

Location

The popular Cotswold village of Oakridge Lynch is located in an elevated position between Cirencester and Stroud and is made up of five rural hamlets. This thriving community enjoys the benefits of St Bartholomew's Church, Oakridge Parochial primary school, a village shop with post office, The Butcher's Arms public house, a village hall, cricket club and a variety of clubs and associations. The area offers excellent educational opportunities with grammar schools for boys and girls being available in Gloucester, Stroud and Cheltenham. Secondary schools are found in nearby Eastcombe village, Stroud and Cirencester.



General Information

Tenure: Freehold

Postcode: GL6 7NY

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band E and EPC rating E

Tralee

Approximate Gross Internal Area
 Lower Ground Floor = 29.4 sq m / 316 sq ft
 Ground Floor = 123.4 sq m / 1328 sq ft
 Attic (Excluding Eaves) = 49.0 sq m / 527 sq ft
 Total = 201.8 sq m / 2171 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID653621)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

**WHITAKER
SEAGER**
ESTATE AGENCY

If you require this publication in an alternative format, please contact Whitaker and Seager Properties Limited. **IMPORTANT NOTICE:** Whitaker and Seager Properties Limited, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Whitaker and Seager Properties Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.