GREYCOTE

OAKRIDGE LYNCH

WHITAKER SEAGER

GREYCOTE, OAKRIDGE LYNCH, STROUD, GL6 7NZ

A BEAUTIFUL DETACHED 4 BEDROOM VILLAGE HOME, WITH PRETTY GARDENS, PARKING AND A GARAGE.

The property

A detached and extended period cottage, occupying a pretty Cotswold village setting and enjoying beautifully presented family accommodation. The property provides immense charm with character in abundance. The pretty sitting room offers a Cotswold stone fireplace with woodburner inset, window seat, exposed beams and oak flooring whilst the dining room/family room enjoys French doors opening to the rear garden, parquet flooring and doors leading into the kitchen and boot room. With a double aspect outlook, including a view of the front garden, the kitchen has been fitted with shaker style units and incorporates a double oven and electric hob. Whilst the canopied front entrance opens into the living room, a second entrance located to the rear of the property leads into an exceedingly useful boot room with storage cupboard, off which access is gained to a comprehensive utility with Belfast sink and separate downstairs cloakroom. Adjoining the sitting room is a study area also with a view of the front garden. From here stairs rise to the first floor. The main bedroom is truly beautiful, boasting plantation shutters, a curved feature wall and a stylish ensuite bathroom/dressing room. Fitted with a free standing bath with shower over, the ensuite enjoys a wall of built in hanging and storage. A further three bedrooms are served by a contemporary family bathroom.

Guide price

£595,000

- *Sitting Room*
- *Dining Room/Family Room*
- *Kitchen*
- *Study Area*
- *Main Bedroom With EnSuite Bathroom*
- *3 Further Bedrooms*
- *Family Bathroom*
- *Boot Room,Utility Room,Cloakroom*
- *Garage And Driveway*
- *Gardens And Views*

WITHIN EASY REACH...

Stroud - 6.2 miles
Cirencester - 8.4 miles
Cheltenham - 13.4 miles
Kemble Station - 8.2 miles

Outside

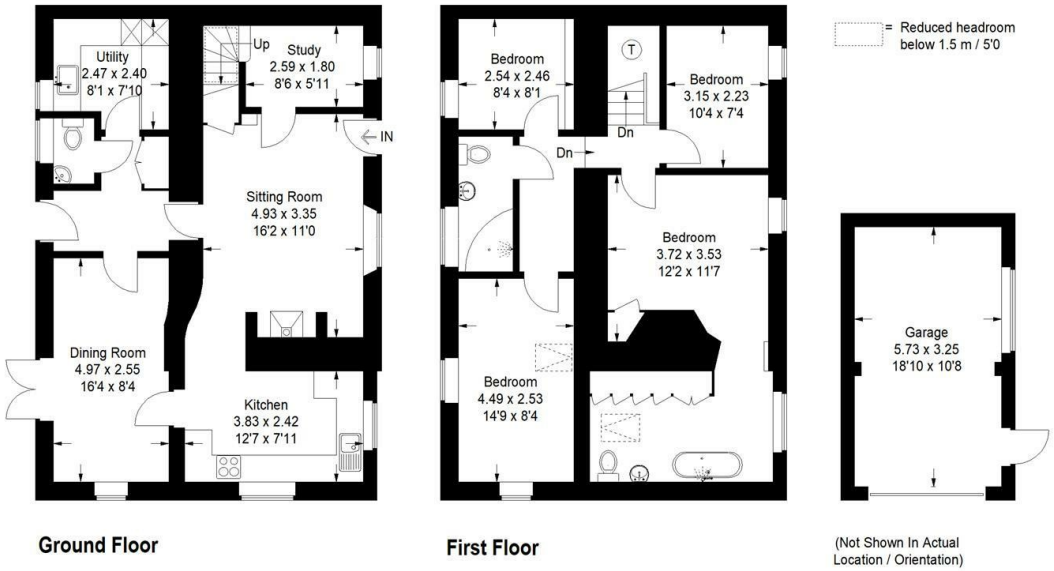
Gardens and grounds extend to three sides of the property and are bounded by Cotswold stone walling. A gated driveway provides parking and leads to a detached garage. Steps down from the parking area provide access to the front and rear gardens. The pretty front garden is laid to lawn and provides space for play equipment. The rear garden has been landscaped to include a securely gated astro turfed area with room for seating. Steps up lead to a Cotswold stone outbuilding and further section of lawn. A storage shed sits behind the garage.

Situation

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.

Greycote

Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft
Garage = 18.9 sq m / 203 sq ft
Total = 159.2 sq m / 1713 sq ft



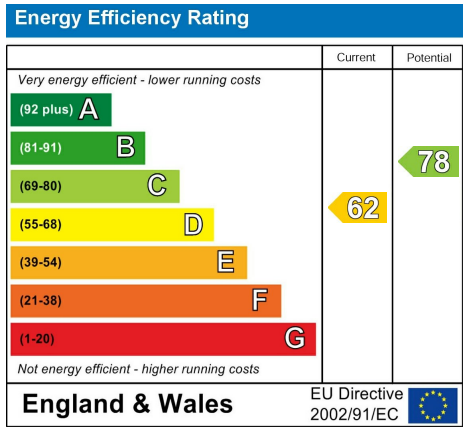


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID734463)

01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 7NZ **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. Council Tax Band E 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.