

# 2 THE BIRCHES OAKRIDGE LYNCH



WHITAKER  
SEAGER



## 2 THE BIRCHES, OAKRIDGE LYNCH, STROUD, GL6 7NZ

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A 5 BEDROOM FAMILY HOME, OCCUPYING A COTSWOLD VILLAGE SETTING WITH PRETTY GARDENS, GARAGING AND PARKING.

### *The property*

Occupying a pretty Cotswold setting close to village amenities lies this detached family home. The property provides bright and well proportioned family accommodation. From a canopied main entrance a door opens to an entrance hall from which access is gained to the living space and stairs rise to the first floor. The impressive sitting room spans the depth of the house and measures an impressive 25' boasting a triple aspect outlook and bifold doors leading to the garden. A fireplace with woodburner inset forms a warming focal point to the room. A dining room/family room lies to rear of the house from which doors lead to the kitchen, sitting room and hallway and two windows overlook the rear garden. The kitchen is fitted with a comprehensive range of wall and base units with space for free-standing appliances. A side door provides covered

access to both the front and rear gardens. A cloakroom is also located on this level. From the first floor landing doors radiate to all 5 bedrooms. The main bedroom is particularly impressive, spanning the depth of house and thus being generous in size. The room boasts plentiful built in storage and an en suite bathroom as well as an outlook to both the front and rear elevation. A further 4 bedrooms are served by a family bathroom and a separate WC. Views across the village roof tops to the countryside beyond can be enjoyed from the front bedrooms.



**Guide price  
£675,000**



- **Entrance Hall**
- **Cloakroom**
- **Sitting Room**
- **Dining Room/Family Room**
- **Kitchen**
- **Main Bedroom With EnSuite**
- **4 Further Bedrooms**
- **Garage And Parking**
- **Landscaped Gardens**
- **Superb Village Setting**



**Stroud - 6.2 miles**  
**Cirencester - 8.4 miles**  
**Cheltenham - 13.4 miles**  
**Bristol - 37.6 miles**  
**Kemble Railway Station - 8.2 miles**

## Outside

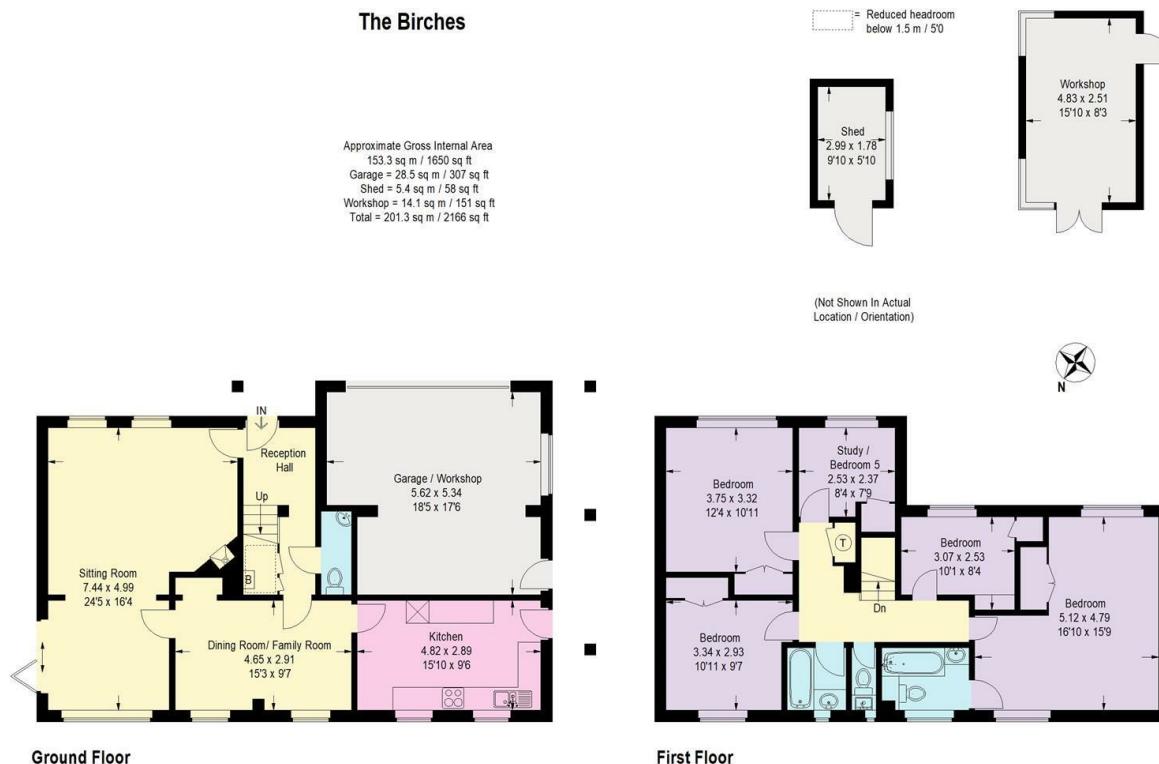
The property is initially approached via a shared driveway that leads to the house and its own private driveway and integral garage, both of which provide parking for several vehicles. Flower beds offer interest and colour and flank a gravel pathway that provides access to the side and rear garden. The gardens and grounds are a real joy, offering plentiful opportunity for the keen gardener as well as room for children to play. A gravelled and paved garden, with a pretty rockery and cascading water feature immediately adjoins the house and creates a pretty spot for outside dining. A Cotswold stone wall affords an attractive backdrop to this sheltered garden. Steps up lead to an expanse of lawn bordered by a variety of plants, trees and shrubs. Two timber outbuildings offer both workshop space and garden storage.

## Situation

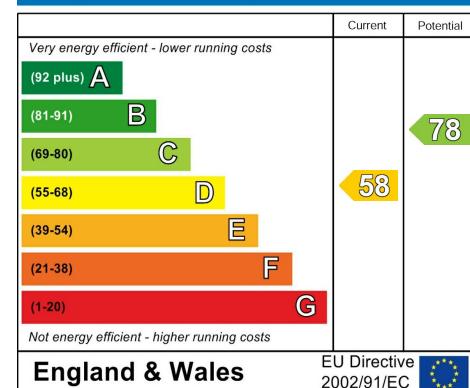
The popular Cotswold village of Oakridge Lynch is located in an elevated position between Cirencester and Stroud and is made up of five rural hamlets. This thriving community enjoys the benefits of St Bartholomew's Church, Oakridge Parochial primary school, a village shop with post office, The Butcher's Arms public house, a village hall, cricket club and a vast 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.



## The Birches



### Energy Efficiency Rating



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## 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 F 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.

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