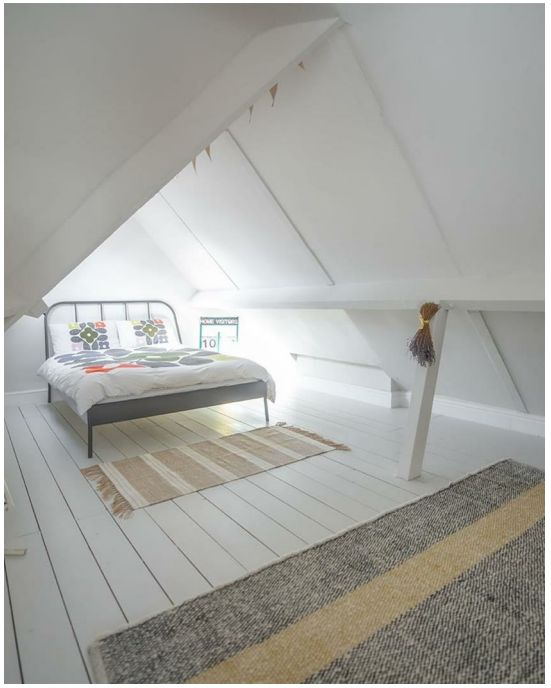
CHESTNUT HOUSE
BUSSAGE

WHITAKER SEAGER



CHESTNUT HOUSE, BUSSAGE, STROUD, GL6 8AT

A DETACHED 6 BEDROOM FAMILY HOME, ENJOYING IMMENSE CHARACTER, SET IN 0.26 ACRES WITH GARAGE AND PARKING.

the property

Occupying a Cotswold village setting and positioned well within its plot lies this detached period home. Originally one of the principle houses in the village and believed to date back to the mid 1800s, the property exudes character with features in abundance throughout. These include period fireplaces, an exposed quarry tiled floor, a flagstone floor, sash windows and a beautiful Mosaic hallway floor. Family accommodation measuring 2637 sq feet is positioned across 3 floors and with many rooms enjoying sash windows, the house is flooded with light. The original main entrance opens to an entrance hall, off which stairs rise to the first floor and doors open to the living space. The rear entrance is more likely to be used on a day to day basis being located closer to the driveway and opening into a useful boot room with a flagstone floor leading to a utility room and separate cloakroom. The house enjoys versatile living space that can be used in a multitude of different ways. The large family kitchen/breakfast room with central island and room for living and dining, undoubtedly forms a hub to the house. A period fireplace with woodburner inset to one end and quarry tiled floor to the other, further adds to to the room's appeal. Newly fitted grey shaker style units add a contemporary twist to both the kitchen and utility. This is further complimented by a separate dining room with double aspect outlook and a door to the garden, as well as a formal sitting room with double aspect sash windows and an open fireplace with stone surround. Four bedrooms are positioned on the first floor. Whilst one room enjoys its own basin, all are served by a stylish family bathroom and separate shower room. A large landing with feature fireplace lends itself to use as a study or teenage den. From the landing a further staircase rises to the second floor where an additional two bedrooms and a shower room are positioned. The owner has rented this floor on an Air B and B basis.

Guide price
£875,000

- Entrance Hall
- Boot Room, Utility, Cloakroom
- Large Open Plan Kitchen Breakfast Room/Family Room
- Sitting Room
- Dining Room
- 6 Bedrooms
- Study
- 3 Bathrooms/Shower Rooms
- Garage and Parking
- Gardens - Total Plot 0.26 Acres

WITHIN EASY REACH...

Stroud - 5.5 miles
Cirencester - 10.4 miles
Cheltenham - 14.5 miles
Bath - 31.2 miles
Bristol - 36.8 miles

Outside

Set in a plot measuring 0.26 acres. A gravel driveway with two entrances leads to a detached double garage, all of which offer parking for multiple vehicles. Gardens extend in the majority to two sides and provide room for children to play and opportunity for the keen gardener. The rear garden is laid to lawn and peppered with plants, trees and shrubs offering interest and colour. A potting shed adjoins the double garage. Enclosed by Cotswold stone walling the front garden incorporates several vegetable beds and a paved and gravel seating terrace, ideal for alfresco dining. This natural garden with mature trees and pops of wild garlic in the spring is a haven for wildlife. A planning application for the demolition of the existing garage and construction of a new garage with home office above as well as timber conservatory has been submitted - Ref: S.21/0371/HHOLD.

Situation

Located in the old village of Bussage, conveniently located for access to Stroud, Cirencester and Cheltenham. Bussage offers a range of amenities including Tesco supermarket, Fithwood Doctor's Surgery, Boots Pharmacy and a Chinese Takeaway. Nearby Stroud offers more extensive facilities including three supermarkets, independent high street shops, bars and restaurants. There is also an award winning weekly farmers market. Neighbouring villages of Chalford, France Lynch and Eastcombe provide further public houses, shops and cafes. Stroud has two grammar schools for boys and girls, whilst Thomas Keble Secondary school is also a popular choice. Bussage benefits from its own Primary School as do the neighbouring villages. A choice of independent schools are also nearby such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College. Mainline Railway services run direct to London Paddington from both Stroud and Kemble stations.

Chestnut House, The Avenue, Bussage, Gloucestershire

House Approximate IPMS2 Floor Area	245 sq metres /	2637 sq feet
Garage	30 sq metres /	323 sq feet
Store	6 sq metres /	64 sq feet
Total	281 sq metres /	3024 sq feet
(Includes Limited Use Area	21 sq metres /	226 sq feet)

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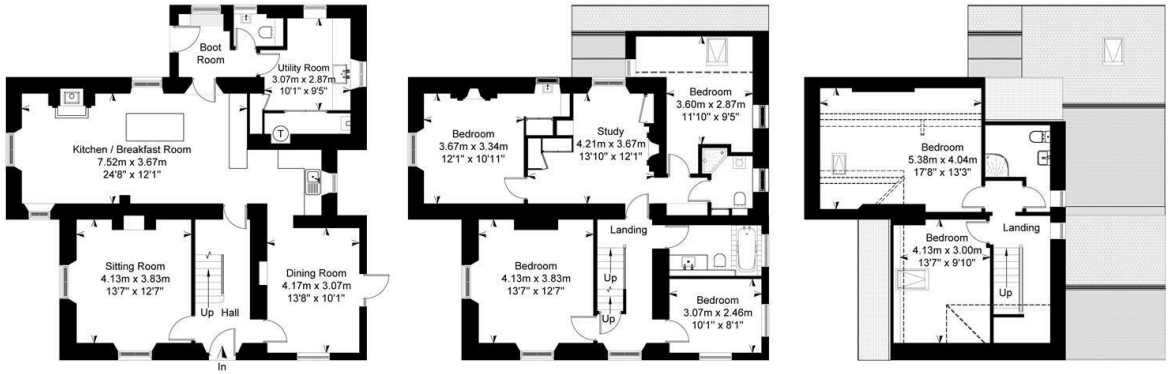
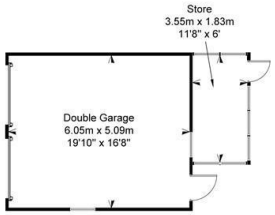
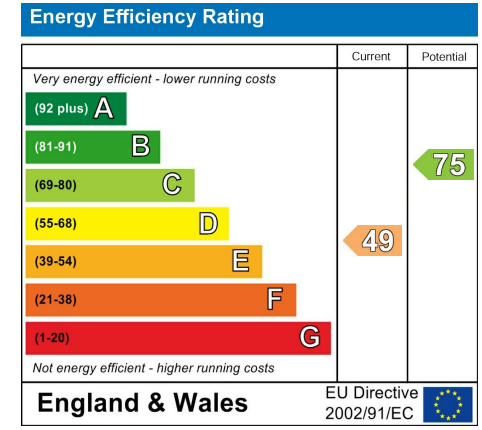
Job No SP2294
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation





Garage & Store



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Useful Information

Tenure: Freehold **Postcode:** GL6 8AT **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 E

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.