

THE FOLLY OAKRIDGE LYNCH



WHITAKER
SEAGER



THE FOLLY, OAKRIDGE LYNCH, STROUD, GL6 7NR

A BEAUTIFULLY RESTORED, LIGHT FILLED
DETACHED COTTAGE POSITIONED NEXT THE
TRADITIONAL VILLAGE GREEN.

The property

An outstanding period cottage, set back from the village lane. This south facing detached Cotswold stone residence enjoys the combination of enhanced character features with the luxury of 21st century living. The current owners have fastidiously considered every nook and cranny, from top to bottom during their restoration programme making this a very special family home. To enter there are variety of doors to choose from depending on whether you are receiving guests or coming back from a muddy dog walk. The central hub of the property is the stunning fitted kitchen/breakfast room with French doors opening out onto a covered patio and side garden, a magnificent central island and local pillowed stone floor with underfloor heating. The formal dining room that enjoys a bay window over looking the garden, a stone fireplace and hearth with wood burner inset and a wooden floor. Access to the cellar is located in a secret floor panel and the under stairs door. A hall

with a stable door to outside and staircase to first floor also gives access to the sitting room, with a further bay window facing south. The excellent boot room is located off the kitchen and boasts a stone floor with separate entrance and stairs leading up to a mezzanine home office. The landing houses another staircase and a very useful study. The main bedroom has an unique shaped ensuite bathroom. The second double bedroom faces the front aspect along with the spacious family shower room. In the attic there is a children's bedroom with practical homework area, previously this was two small bedrooms. As you wander through this delightful family home you'll enjoy seeing period attributes such as stone mullion windows, beams, Cotswold stone walls and wooden floors, It's a real gem.





Guide price
£899,000

- Kitchen/breakfast room
 - Two reception rooms
 - Boot room/utility
 - Study
 - Main bedroom with ensuite
 - Two further bedrooms
 - Family shower room
 - South-facing gardens
 - Barn with yard, workshop
 - Drive with parking
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WITHIN EASY REACH...

Cirencester 8.8 miles
Stroud 8.2 miles
Cheltenham 14 miles
Kemble station 8.7 miles

Outside

The delightful and extensive grounds are a huge asset to the cottage. The majority of the gardens are laid to lawn at the front and faces south. It has a Cotswold stone boundary wall in addition to a magnificent beech hedge. The gardens tuck around to the side of the house where a delightful landscaped walled area is enjoyed directly from the kitchen. From here a door leads to a workshop. A gravelled drive guides you to a private parking area and a 19ft x 15ft 6" barn with a covered yard. An useful outdoor loo is located to the side of the boot room. A Plankbridge and Earns shepherds hut can be purchased under separate negotiations; it benefits from another outdoor loo, an outdoor bath and electrical power.

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.



The Folly

Approximate Gross Internal Area = 193.5 sq m / 2083 sq ft
 (Including Cellar / Mezzanine / Workshop / Excluding Void)
 Barn = 24.9 sq m / 268 sq ft
 Total = 218.4 sq m / 2351 sq ft

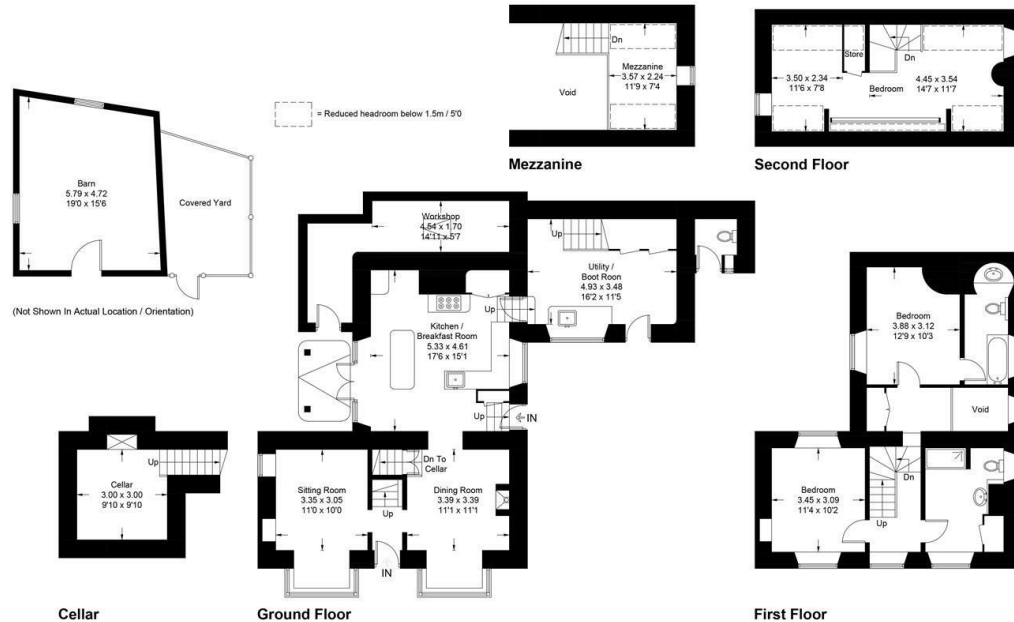


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID709198)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 7NR

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 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.

