WHITAKER SEAGER
ESTATE AGENCY

WELL CLOSE, OAKRIDGE

COMFORTABLE COUNTRY LIVING WITH DELIGHTFUL CHARACTER FEATURES

WELL CLOSE, OAKRIDGE, STROUD, GL6 7NS

AN ATTRACTIVE, DETACHED COTSWOLD FAMILY HOME LYING IN A CHARMING SETTING BESIDE A QUINTESSENTIAL VILLAGE GREEN, ENJOYING A USEFUL TWO-BEDROOM HOLIDAY COTTAGE AND PRETTY COTTAGE GARDENS.

The property

Located in the original part of this traditional village, set behind a sweeping dry-stone wall, lies this extended period Cotswold stone residence offering a wonderful package including a two-bedroom holiday cottage, in addition to a useful studio/ storeroom, beautiful gardens and plentiful gated parking.

The 'L shaped' main house is divided into two parts; the modern and fashionable extension with its impressive family kitchen/breakfast measuring just under 40ft, contrasting with the oldest section which displays delightful character features such as stone mullion windows, window seats, exposed beams as well as the drawing room and main bedroom enjoying surprisingly high ceilings.

Loved by the current owners for many years, this home provides comfortable country living to suit family's needs of all ages; no matter your household dynamic, the most important room, forming the heart and central hub of the building is the 39'6" Family Kitchen/Dining Room. Even though it's clearly an open plan design, there are three main areas cleverly depicted by different fixture and fittings. The 'farmhouse style' kitchen with its vaulted ceiling has a tiled floor and is fitted with bespoke wooden units, an island, a pantry cupboard along with the all-important 'Aga'. Wooden floors flow from the dining area into the sitting room end. A modern wood burner acts as central focal point; this relaxing area also enjoys a part vaulted ceiling. In contrast, the drawing room boasts a stone fireplace and hearth with a wood burner, wooden floors and French doors opening out onto the front patio. The snug, probably the oldest room, similarly offers a fireplace with a wood burner and wooden floors. Other useful areas on the ground floor include a cloakroom, hall utilised as a boot room and a utility which houses the boiler.

Access to upstairs can be found via two staircases, one to the period side and the other to the extension, with the first floor study providing a link to them both.

ACCOMMODATION

Main house:

39'6" Family Kitchen/Dining Room • Drawing Room • Snug
Main Bedroom with Ensuite • Three Further Bedrooms • Large Landing
Study • Shower Room • Utility • Cloakroom

Holiday Cottage:

Kitchen/Breakfast Room • Two Bedrooms • Bathroom
23'9" Sitting/Dining Room

The larger of the two landings has handmade wardrobes and storage with access to the attic bedroom and offers great space for different uses. The main bedroom suite benefits from a walk-in wardrobe and ensuite bathroom. Off the main landing there is the family shower room, access can also be gained into the study/hobbies room. From here a door leads to a smaller landing and two further bedrooms.

Holiday Cottage

This cottage sits at a higher level to the main house providing privacy to both dwellings, conveniently screened behind a hedge away from the parking area. On the ground floor there is the kitchen/breakfast room, two bedrooms and a shower room with the 23'9" sitting/dining room being on the next level. There is a private courtyard garden with a small, raised lawn and wide flower beds.

Situation

The ever-popular Cotswold village of Oakridge Lynch sits in an elevated hillside 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. For nearby independent schooling options there is Beaudesert Park school in Minchinhampton, Wycliffe College and Hopelands Prep School in Stonehouse, The Acorn School in Nailsworth, Westonbirt School near Tetbury not to mention the schools in Gloucester and Cheltenham. Kemble Railway Station offers direct lines to London (Paddington) in 1hr 10mins. Gigaclear pure fibre broadband available.

WITHIN EASY REACH...

Stroud 3.4 miles

Cirencester 9 miles

Kemble Railway Station 8.9 miles

Tetbury 9.5 miles

Cheltenham 13.7 miles

All distances are approximate

Outside

Over the years the grounds have been transformed into especially designed outdoor rooms. The good-sized L shaped parking area is located at the top of the plot behind double wooden gates. A Cotswold stone wall divides the main house away from the vehicles with a wooden door opening onto a path which leads through the top section of garden, down some stone steps to the main part and the house. These cottage style gardens are mainly laid to lawn with a well-designed scheme of planted beds and a variety of trees. For private and south facing al fresco dining and entertaining the terrace directly in front of the property is the perfect spot. Tucked behind hedging is a well disguised working area with a green house. Access to the potting shed and studio/store room can be located off the main pathway. Valley views across the village rooftops towards Frampton Mansell can be enjoyed from various points.

OUTSIDE

Gated Parking
Landscapes Gardens
Patio • Greenhouse
18'3" Studio/Store Room
Potting Shed
Green House

Useful Information

Tenure: Freehold.

Postcode: GL6 7NS.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: 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 G and EPC rating F & D.

Well Close

Approximate Gross Internal Area (Excluding Void)
268.5 sq m / 2890 sq ft
Holiday Cottage = 87.0 sq m / 936 sq ft
Store / Studio = 25.1 sq m / 270 sq ft
Potting Shed = 11.7 sq m / 126 sq ft
Total = 392.3 sq m / 4222 sq ft

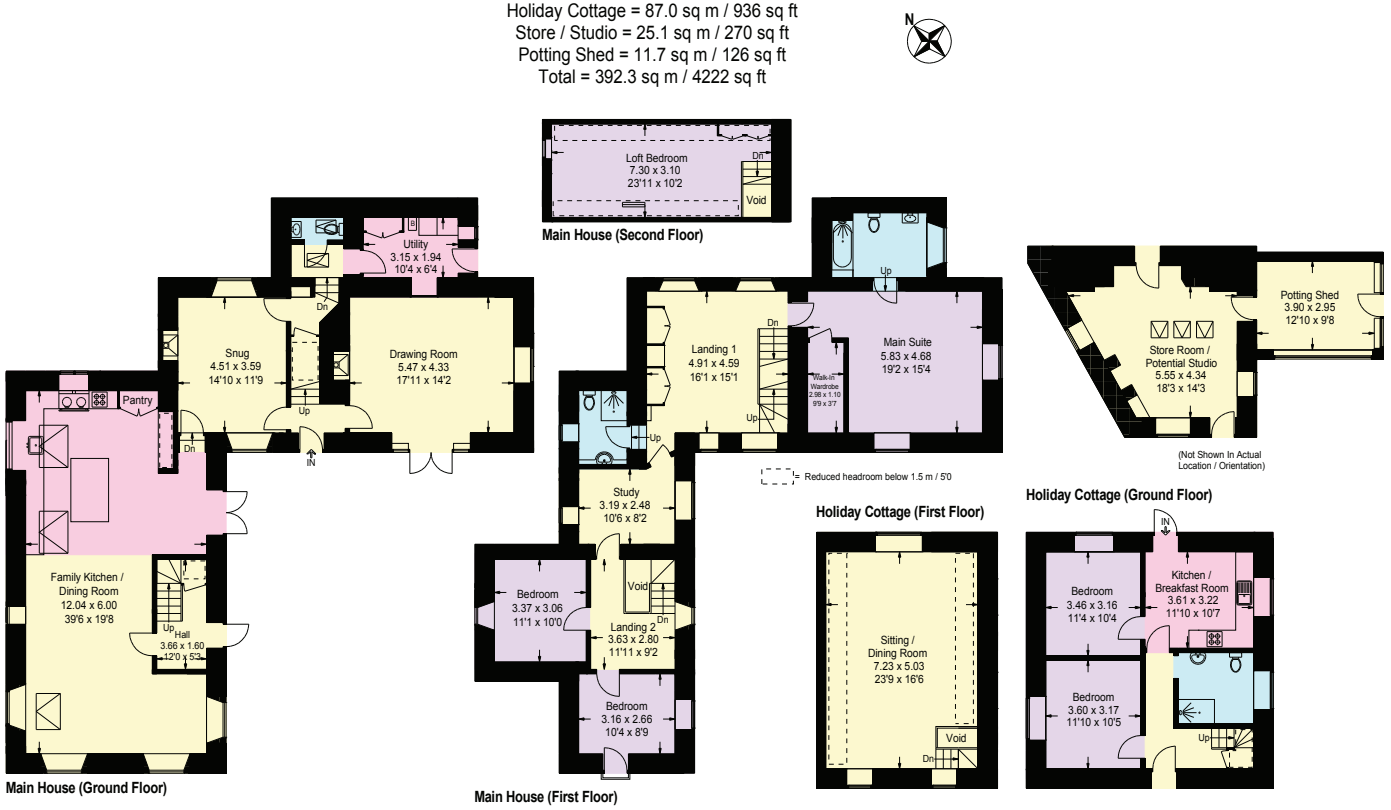
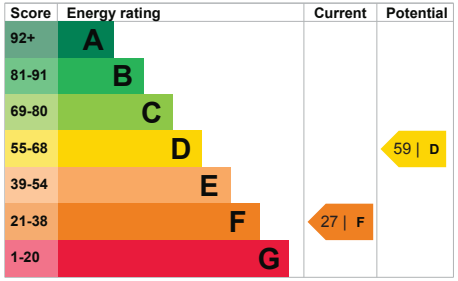
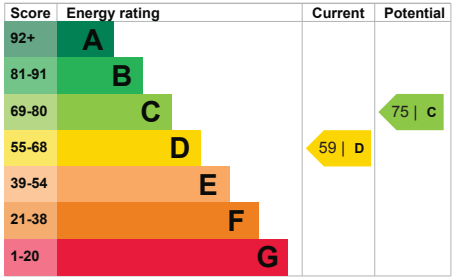


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID832502)

MAIN HOUSE



THE COTTAGE



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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.