

80 STONECOTE RIDGE  
BUSSAGE



WHITAKER  
SEAGER



## 80 STONECOTE RIDGE, BUSSAGE, STROUD, GL6 8JY

A DETACHED 4 BEDROOM HOME, OCCUPYING  
A POPULAR SETTING WITH A GOOD SIZE  
LEVEL GARDEN. OFFERING GREAT POTENTIAL.

### *The property*

A detached family home, occupying a much sought after cul-de-sac position, backing onto the school playing fields. The property enjoys a generous level plot with both front and rear gardens. In need of some updating, the home offers the opportunity for the new owner to put their own stamp on the property, as well as extending, subject to the relevant consents. The main door with canopied entrance opens to an inner hallway, off which doors radiate to the living space and stairs rise to the first floor. A cloakroom is located immediately on the right with the kitchen to the left. The kitchen enjoys an outlook across the front garden and has been fitted with a variety of wall and base units, adjoining the kitchen is a utility, this houses the newly fitted boiler and provides side

access to the garden. Two reception rooms are located to the rear of the house, both enjoying a wonderful outlook across the rear garden. Patio doors from the dining room open to the garden, whilst an archway opens to the living room. Two windows ensure the living room is light and fireplace offers a focal point to the room. Four bedrooms are located on the first floor. Bedroom one boasts a dressing area with built in storage and an ensuite bathroom, it also enjoys an outlook to the rear. A further three bedrooms, two similarly boasting an outlook over the rear garden and playing fields beyond are served by a large family bathroom. This room benefits from a bath and a separate shower cubicle.





**Guide price**  
**£550,000**

- *Hall & Cloakroom*
- *Kitchen & Utility*
- *Living Room*
- *Dining Room*
- *Main Bedroom with Dressing Area and Ensuite*
- *3 Further Bedrooms*
- *Family Bathroom*
- *Double Garage & Parking*
- *Generous Level Garden*
- *Great Potential in an Established Cul-de-sac*

**WITHIN EASY REACH...**

- Stroud - 5 miles*
- Kemble Station - 11.6 miles*
- Cirencester - 12.1 miles*
- Cheltenham - 14 miles*
- Gloucester - 14.5 miles*
- Bath - 31.3 miles*
- Bristol - 34.1 miles*

## *Outside*

Set within a good size level plot, the property enjoys both a front and rear garden. A tarmac drive leads to an attached double garage, offering parking and storage, or the potential to convert into further accommodation as other homeowners have on the development. Laid to lawn, the front garden is open plan to the development. Gated access either side of the house leads to the rear garden. Bounded by fencing, the rear garden is similarly laid to lawn, with a small patio extending beyond the dining room. Flower borders extend along the far boundary. The size of the garden creates the opportunity for extension of the house, as illustrated by the neighbouring homes. A pedestrian door from the garage opens to the rear garden.


## *Situation*

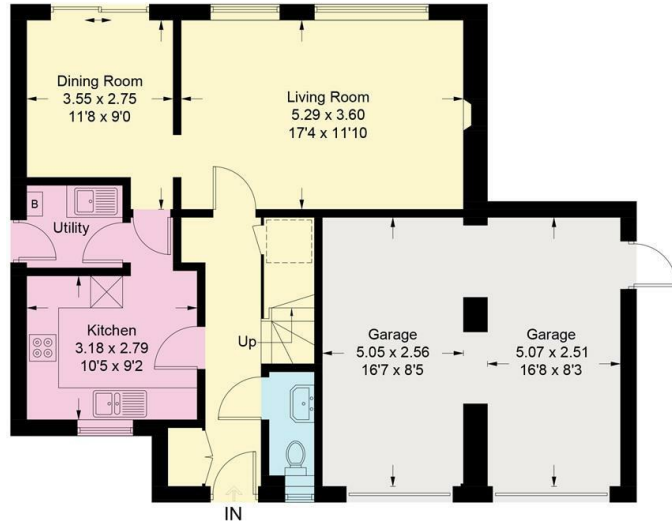
Stonecote Ridge is positioned within the highly sought-after Manor Farm village development located on the edge of Chalford and Bussage. Its proximity to amenities make this location sought after with a variety of buyers. Facilities include Bussage Primary School, Thomas Keble Secondary School, Tesco Metro, Boots Pharmacy and Frithwood Doctors Surgery. In addition, for further more comprehensive amenities, Stroud is just 5 miles to the west and Cirencester 10 miles to the east. Both of which offer additional shopping opportunities, leisure facilities and schooling including, Stroud High and Marling Grammar Schools. Situated at the convergence of the five valleys Stroud and its surrounding villages offer a plethora of picturesque country walks. Scenic routes radiate to the centres of Cheltenham and Gloucester whilst main line railway stations at both Stroud (5 miles) and Kemble (10 miles) provide a direct line to London Paddington.



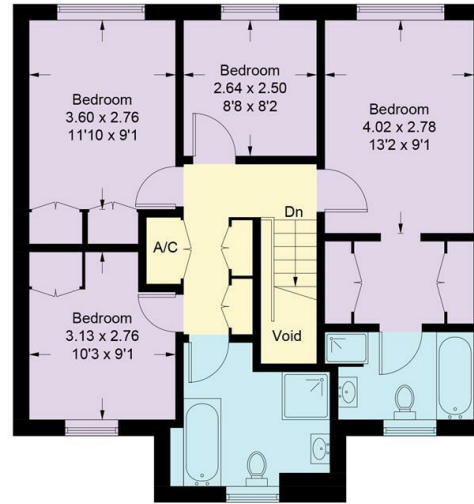
Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft  
(Including Garages / Void)



 = Reduced headroom below 1.5m / 5'0"




Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID894939)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 8JY

**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 C

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.

