

ARKELL COTTAGE BUSSAGE



WHITAKER
SEAGER



ARKELL COTTAGE, BUSSAGE, STROUD, GL6 8BA

A DETACHED 3 BEDROOM HOME, IN NEED OF MODERNISATION AND OFFERING GREAT SCOPE FOR EXTENSION SUBJECT TO CONSENT. SET WITHIN A GOOD SIZE PLOT WITH AN ATTACHED GARAGE AND TARMAC DRIVEWAY.

The property

NO CHAIN - Occupying a popular Cotswold village setting lies this detached 3 bedroom cottage, in need of modernisation and offering great scope for improvement and extension, subject to the relevant consents. Arkell Cottage is located within the old part of the village enjoying close proximity to a variety of amenities including several primary schools the popular Thomas Keble Secondary School, Tesco and Frithwood Doctors surgery, to name a few. Whilst loved by the previous owners for many years, the house would now benefit from modernisation, and due to its plot, offers the room to extend and create a larger family home if desired. Approached through a front entrance porch, the main doors leads into the sitting room, where a

Cotswold stone fireplace creates a focal point to the room. Stairs rise to the first floor and an opening leads to the adjoining dining room. This room enjoys a double aspect out to either side of the cottage. The dining room is then open plan to the kitchen where a side door opens to the garden. Three bedrooms and a large modern shower room are located on the first floor. An adjoining garage offers yet further scope. Our clients believe that the garage foundations are suitable for a second storey, however, buyers will need to make their own investigations to ascertain if this is the case. A new combination boiler was installed in August 2022.





Guide price
£425,000

- *Entrance Porch*
 - *Sitting Room*
 - *Dining Room*
 - *Kitchen*
 - *3 Bedrooms*
 - *Large Shower Room*
 - *Attached Garage*
 - *Driveway*
 - *Gardens*
 - *Great Potential*
-

WITHIN EASY REACH...

Stroud - 5 miles

Kemble Railway Station - 10.1 miles

Cirencester - 11.3 miles

Cheltenham - 14.5 miles

Gloucester - 14.5 miles

Bath - 33 miles

Outside

Set back from the lane, a tarmac driveway leads to the attached garage. Gardens and grounds extend to all three sides of the house and incorporate an area of lawn, vegetable patch and pave area. A variety of plant, shrubs and trees border and pepper the the garden. As with the house the would benefit from some attention. A timber shed, greenhouse and outbuilding lie to the rear boundary.

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 a Chinese Takeaway and a busy public house. 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.

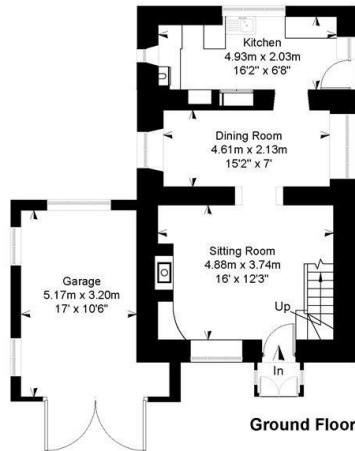
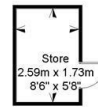


Arkell Cottage, Bussage, Gloucestershire

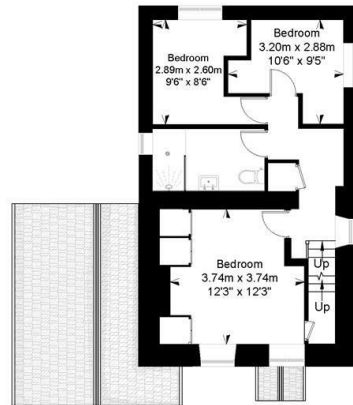
Approximate IPMS2 Floor Area

House	89 sq metres /	958 sq feet
Attic Space	18 sq metres /	194 sq feet
Garage	17 sq metres /	183 sq feet
Store	4 sq metres /	43 sq feet

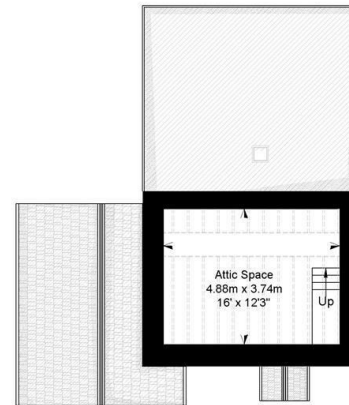
Total	128 sq metres /	1378 sq feet
(Includes Attic Space Limited Use Area)	15 sq metres /	161 sq feet



Ground Floor



First Floor



Attic Space

[] = Limited Use Area

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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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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 8BA

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 D 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.

