FAR WINSTONES COTTAGE

OAKRIDGE LYNCH

WHITAKER SEAGER

FAR WINSTONES COTTAGE, OAKRIDGE LYNCH, STROUD, GL6 7NZ

A ONCE IN A LIFETIME OPPORTUNITY TO BUY A DETACHED VILLAGE HOUSE, IN NEED OF COMPLETE RESTORATION WITH AN ADJOINING PADDOCK.

The property

WE INVITE YOU TO MAKE YOUR BEST AND FINAL OFFER BY MONDAY 28TH NOVEMBER 2022 BY NOON.

This much loved detached two bedroom home has been in the same family possession for decades and now it's time for new owners to create their dream property.

The location is superb as it lies on the edge of a thriving Cotswold village with easy vehicle access to the land and the house.

The field, in addition to the grounds, measure in total 0.8 acres, making it an exciting opportunity to live the country life by either growing vegetables, planting an orchard, getting your child a pony, having bees or hens, the list is endless.

Our vendors will not consider any 'conditional' offers so it's vital that all interested parties do their homework with the Stroud District planning dept prior to offering.

The private drainage system, probably a septic tank, will not comply to the new environmental regulations commencing January 2020 therefore the new owners will need to replace and relocate the whole system. Anyone seeking mortgage funds will need advice and permission from their lender prior to making an offer.

The purchaser's solicitor will be responsible to register this house and paddock with land registry upon completion.

Offers invited

£550,000

- *Two Bedrooms*
- *Sitting/Dining Room*
- *Kitchen*
- *Lobby with Boiler Room*
- *Bathroom*
- *Cloakroom*
- *Garage & Garden*
- *Level and enclosed paddock*
- *0.8 acres*
- *BIG PROJECT OPPORTNITY*

WITHIN EASY REACH...

Stroud - 6.2 miles
Cirencester - 8.4 miles
Cheltenham - 13.4 miles
Kemble Station - 8.2 miles

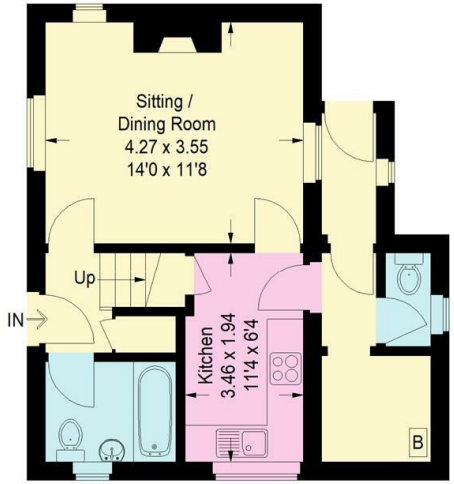
Outside

The boundary is denoted mainly by a Cotswold stone wall. There is vehicle access off the top lane, in addition to separate pedestrian accesses into the level field and front garden. It enjoys open views across neighbouring farmland and is adjacent, on one side to the village hall and it's car park. The level garden houses a shed, the oil tank and a private drainage system. There is a detached single garage.

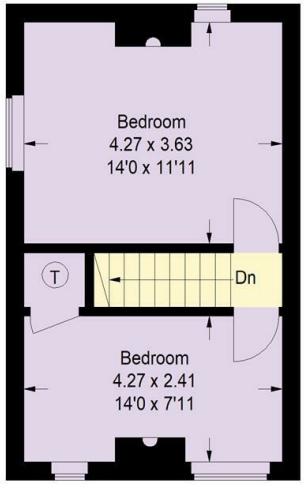
Situation

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 vast 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.

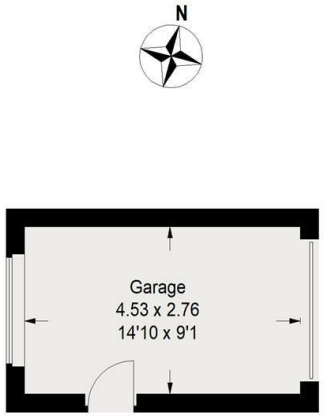
Approximate Gross Internal Area = 71.6 sq m / 771 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 84.3 sq m / 908 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

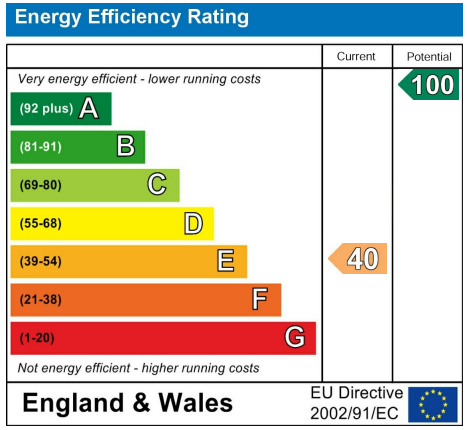


Illustration for identification purposes only, measurements are approximate, not to scale.
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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 7NZ **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 E 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.