2 BROADWAY
OAKRIDGE LYNCH

WHITAKER SEAGER

2 BROADWAY, OAKRIDGE LYNCH, STROUD, GL6 7NX

AN EXTENDED FOUR BEDROOM SEMI-DETACHED COTTAGE WITH WONDERFUL OPEN PLAN LIVING, A FABULOUS KITCHEN, OFF ROAD PARKING, LANDSCAPED GARDENS AND AN USEFUL GARDEN OFFICE.

the property

Nestled along a tranquil village lane, this charming semi-detached Cotswold cottage with 1538 sq ft of accommodation has been completely transformed by the current owners. Thoughtfully and imaginatively extended, the property now features a stunning open-plan ground floor living space, centred around a state-of-the-art 26ft kitchen/breakfast room. Flooded with natural light, the kitchen boasts a stylish central island and flows beautifully into a separate living room with a cosy woodburner, as well as a dining area ideal for entertaining.

Also on the ground floor is a versatile bedroom with an en-suite shower room and French doors leading out to a delightful courtyard. This room offers flexible use and could serve a variety of functions depending on your family's needs.

To the rear of the property is a practical boot room housing the boiler, with a side door providing access to a pathway along the side of the house.

Upstairs, there are three well-proportioned bedrooms—two with far-reaching views, and one featuring French doors that open directly onto the rear garden. The family bathroom is stylish and well-appointed.

We would highly recommend an internal inspection of this magnificent family home.

Property Information:
Ofcom: Broadband - Ultrafast available. Mobile Coverage - Indoor: 02 & Vodafone limited. EE & Three none. Out door: All likely.
Drainage: septic tank.
Heating: LPG central heating in addition to woodburner.
Parking on driveway with electric charging point.

Guide price

£650,000

- *Magnificent 26ft open plan Kitchen/breakfast room*
- *Two Reception Rooms*
- *Four Bedrooms*
- *Bathroom & Ensuite*
- *Boot Room*
- *Gardens*
- *Garden Office*
- *Off Road Parking*

WITHIN EASY REACH...

Stroud 6.4 miles
Cirencester 8.8 miles
Cheltenham 13.6 miles
Directions: WhatThreeWords: derailed.nasal.sweep
Don't use Sat Nav.

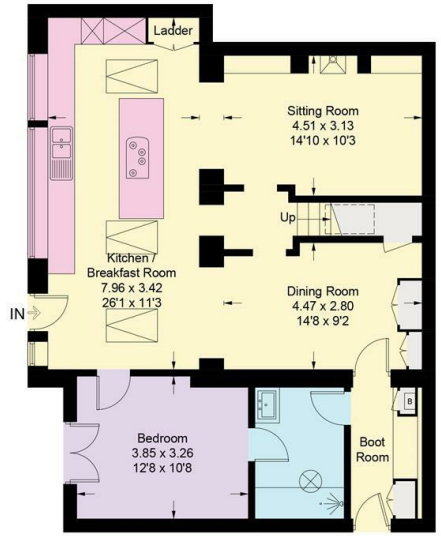
Outside

The enclosed grounds are arranged over several terraced levels. The front of the house faces southeast, enjoying plenty of sunlight and a level layout. A screened parking area provides space for two large vehicles, along with an electric car charging point. There is gated access to a charming front lawned garden with complementary planting and a delightful patio area. The LPG tanks are also discreetly screened. To the side of the house, a path with steps leads up to the rear garden, which comprises three professionally terraced levels with Cotswold stone walls and wooden sleepers. These terraces feature a gravelled patio area, a level lawn, and—on the highest tier—a detached wooden garden office. This fantastic addition offers the ideal opportunity to work from home while still being separate from the hustle and bustle of family life.

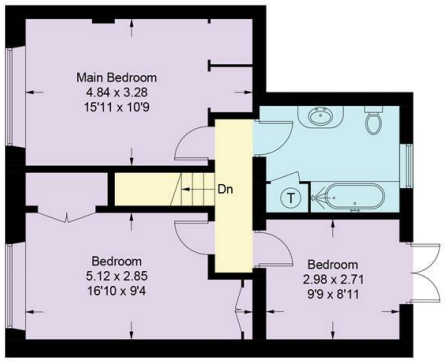
Situation

The 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 available in Gloucester, Stroud and Cheltenham. Secondary schools are found in nearby Eastcombe village, Stroud and Cirencester. Direct trains to London (Paddington) are found from Kemble station.

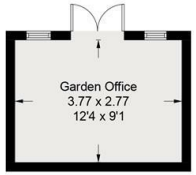
Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft
Garden Office = 10.3 sq m / 111 sq ft
Total = 153.2 sq m / 1649 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

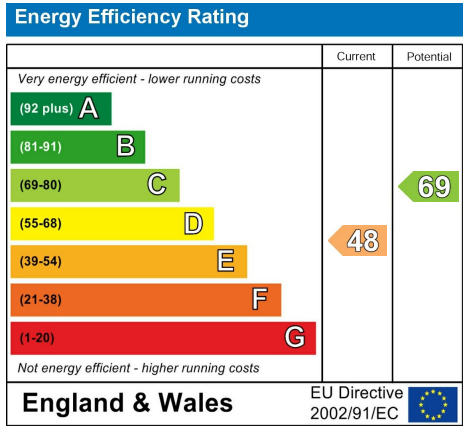


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195947)

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 7NX **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 C 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.