THYME COTTAGE OLD BUSSAGE











WHITAKER SEAGER





THYME COTTAGE, OLD BUSSAGE, STROUD, GL6 8BB

A PRETTY DETACHED COTSWOLD STONE COTTAGE LYING IN AN ELEVATED SETTING SURROUNDED BY BEAUTIFUL GARDENS.

The property

Lying in the heart of 'Old Bussage', this charming detached period cottage occupies an enclosed, elevated corner plot and has been cherished by its current owners. Over time it has been thoughtfully extended and now offers around 1,925 sq. ft. of well-balanced accommodation arranged over two floors.

The property can be entered via the formal front door into the hallway, or more informally through the everyday entrance into the breakfast room, which leads directly into the kitchen. The well-proportioned sitting room enjoys French doors opening to the front garden and a central fireplace with woodburner. At the heart of the house, the dining room provides access to both the kitchen and the garden room, as well as housing the staircase. With multiple windows and a characterful Cotswold stone fireplace, this is a particularly inviting space. The garden room is a highlight, featuring tiled flooring, plenty of natural light, and French doors leading out onto the garden. The fitted kitchen is equipped with a gas Aga in addition to a built-in oven and hob. An opening into the breakfast room and a further connecting

door create a sociable, open feel, with both rooms enjoying tiled floors. Beyond the breakfast room lie a useful boot room, cloakroom, and a laundry/storage area.

Upstairs, the main bedroom is superb, with a vaulted ceiling and a generous dressing room fitted with built-in wardrobes. There are three further bedrooms, one of which is a double with a dual aspect. Another is currently used as a home office. Two bathrooms serve all four bedrooms.

Property Information:

Ofcom - Mobile coverage: Outdoor good, indoor - variable.

 ${\sf Ofcom\ -} Broadband: Superfast\ available$

Parking for several vehicles and scope to create further space.

Heating: Gas central heating and a wood burning stove. All Mains Services are available.







Asking price **£799,950**

- Four Reception Rooms
- Kitchen
- Boot Room & Laundry Area & WC
- Principal Bedroom with Dressing Room
- Three further Bedrooms
- Two Bathrooms
- Parking for several vehicles
- Cottage- Style Garden
- Kitchen Garden

WITHIN EASY REACH...

Stroud: 5.3 miles
Cirencester: 10.4 miles
Cheltenham: 14.1 miles
WHAT THREE WORDS:
twigs/aimlessly/volunteered.

Outside

Enclosed by a traditional Cotswold stone wall, the property is approached through an opening onto a gravelled parking area. A charming wooden arched pedestrian gate leads into the front garden, which is a true highlight of the home. The gardens are beautifully landscaped, featuring wide flower beds, a variety of trees and shrubs, and a level lawn to the front. Beside the garden room lies a private patio - a sunny, sheltered spot perfect for relaxing while enjoying the farreaching views. On the opposite side, steps rise to the parking area, with a delightful kitchen garden beyond. This includes a greenhouse, shed, and raised beds, ideal for growing flowers, fruit, and vegetables.

Situation

Located in the old village of Bussage which has a range of amenities including Tesco supermarket, Frithwood Doctor's Surgery, Boots Pharmacy, a Chinese Takeaway and The Ram public house. Nearby Stroud offers more extensive facilities including four supermarkets, independent high street shops, bars, restaurants and a weekly farmers market. Neighbouring villages provide further public houses, shops and cafes. Stroud has two grammar schools, whilst Thomas Keble Secondary school is also a popular local 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 and Wycliffe College in Stonehouse. Mainline Railway services run direct to London Paddington from both Stroud and Kemble stations.





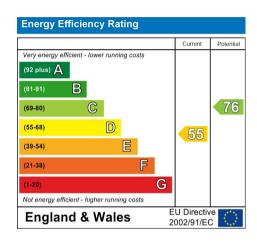


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231114)



01453 374007 info@whitakerseager.co.uk www.whitakerseager.co.uk

Useful Information

Tenure: Freehold Postcode: GL6 8BB 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 F and EPC rating D

