

# 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.

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 far-reaching 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.



Approximate Gross Internal Area = 178.8 sq m / 1925 sq ft



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

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>		76
(55-68) <b>D</b>	55	
(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

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## 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

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.

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