

1 THE CHESTNUTS · COWSWELL LANE

BUSSAGE · STROUD

GL6 8AT



MURRAY'S
SALES & LETTINGS

MURRAYS

SALES & LETTINGS

1 THE CHESTNUTS
COWSWELL LANE
BUSSAGE
STROUD · GL6 8AT

OCCUPYING A PRIME HILL TOP VILLAGE LOCATION WITH AMENITIES AND COUNTRY WALKS NEARBY, THIS DECEPTIVELY SPACIOUS DETACHED HOME OFFERS LIGHT AND WELL BALANCED ACCOMMODATION WITH PLANNING PERMISSION TO EXTEND.

Porch, Entrance Hall, Kitchen, Utility Room, Sitting Room, Dining Room, 4 Bedrooms, 2 Bathrooms, Double Garage, Workshop/additional Garage, Gardens, Parking, Views.

BEDROOMS: 4

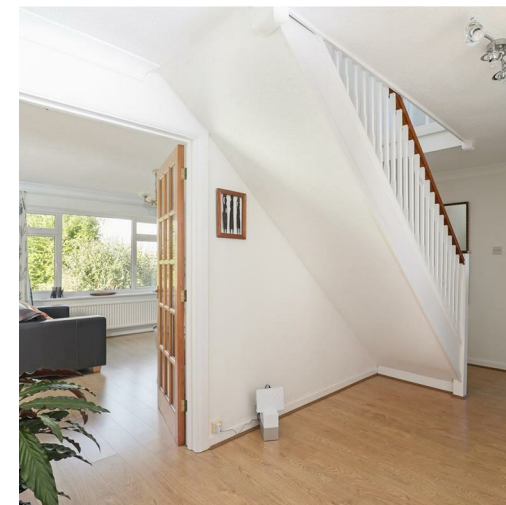
BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £760,000

FEATURES

- DETACHED FAMILY HOUSE
- POPULAR LOCATION
- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTION ROOMS
- UTILITY ROOM
- DOUBLE GARAGE
- GOOD SIZE GARDENS
- ADDITIONAL GARAGE/WORKSHOP
- PLANNING PERMISSION TO CREATE 2 STOREY EXTENSION



DESCRIPTION

Ocupying a prime hill top village location with amenities and country walks nearby, this deceptively spacious detached home offers lovely light and airy accommodation with planning permission to add a two storey extension. In a select development forming part of 'Old Bussage', 1 The Chestnuts is a perfect family location with playing fields and schools nearby. The porch opens into a spacious entrance hall with an immediately welcoming feel. The fitted kitchen is set to the rear of the house with a useful utility room off. A separate dining room could easily be transformed into a games room if required whilst the dual aspect sitting room has a fabulous picture window together with French doors leading into the garden. Additional areas on the ground floor include a separate cloakroom.

Four bedrooms (two with built in wardrobes), are located on the first floor together with an en suite bathroom and family shower room. Lovely, private gardens wrap around the house with well stocked borders and sociable seating areas that work equally well for entertaining, as they do for quiet relaxation, taking in the lovely views. A double garage is located to the front of the house with a newly constructed garage/workshop with additional garden and parking to the rear.





DIRECTIONS

From Stroud proceed east towards Cirencester on the A419. After about 3 miles turn left for Eastcombe up Toadsmoor Hill. At the top turn right into The Ridgeway and continue along until you reach the playing fields on the left hand side. Approximately half way along the fields, turn right into The Avenue where the entrance to The Chestnuts can be found on the left hand side. Number 1 is the first house as you enter on the right.

LOCATION

Old Bussage is set high up on a west facing ridge with views towards the Toadsmoor Valley, between Stroud and Chalford. This part of Bussage comprises the original settlement and consequently has many attractive properties of all ages and styles tucked away off its network of lanes. What they all have in common is lovely countryside in which to walk or ride on their doorsteps, as well as excellent facilities, which makes this an especially popular place for families to live. Within half a mile there is a Tesco Express and a Boots Pharmacy, church and pub. Thomas Keble School at Eastcombe is close by, Cheltenham and Gloucester are within commuting distance, there are regular bus services into nearby Stroud with its award winning weekly Farmers' Market, leisure facilities and main line station with trains into London Paddington scheduled from 90 minutes, as well as three major supermarkets and more extensive education including grammar schools.

Motorway M5 J13 Stroud - 8 miles, Motorway M4 J15 Swindon - 29 miles. Stroud Railway Station - 4.5 miles, Cirencester town 10.5 miles, Cheltenham town - 18.5 miles, Bath - 34 miles, Bristol Airport - 40 miles. Distances are approximate



1 The Chestnuts, Cowswell Lane, Bussage, Gloucestershire,

Approximate IPMS2 Floor Area

House 134 sq metres / 1442 sq feet
Garages 53 sq metres / 570 sq feet

Total 187 sq metres / 2012 sq feet

Simply Plans Ltd © 2024

07890 327 241

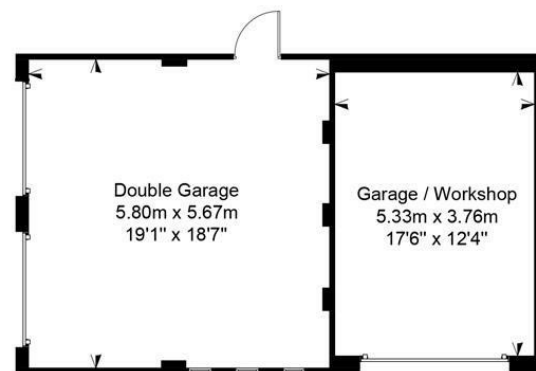
Job No SP3565

This plan is for identification and guidance purposes only.

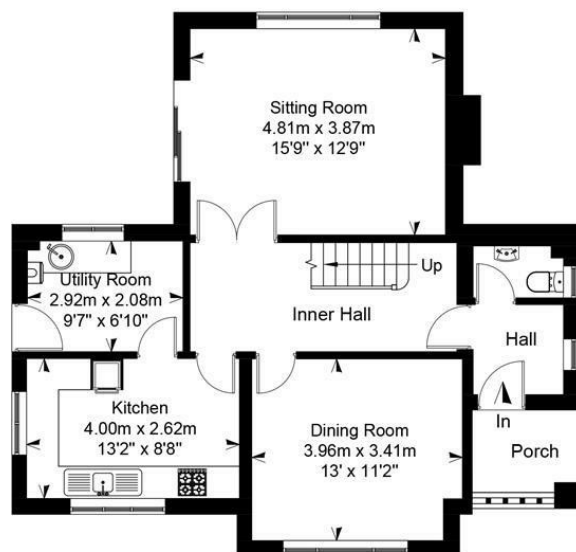
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor

MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,

Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

Mains electricity, gas, water and drainage. Gas CH. Stroud District Council Tax Band F £3,222.11 2024/25. Broadband: Standard 6 Mbps, Superfast 80 Mbps. Mobile O2 & Vodafone likely, EE & Three limited.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing
please call our Stroud office on 01453 755552