



JAMES PYLE^{Co.}



31 Sibree Close, Bussage, Stroud, Gloucestershire, GL6 8DB

Detached family house
Spacious, well-presented
accommodation
4/5 bedrooms
Bathroom and shower room
2 reception rooms
Kitchen/dining room

Approximately 1,603 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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£2,400 pcm

‘This spacious and beautifully presented detached family house is situated within this sought-after area of Bussage close to amenities.’



The Property

DESCRIPTION This excellent detached modern house offers family-sized accommodation and is situated within the popular Manor Farm development of Bussage. The accommodation is arranged over two floors extending to over 1,600 sq.ft. and is superbly presented and filled with natural light. On the ground floor, there is a large living room at the rear with a wood-burning stove and adjoining the open plan kitchen/dining room which has patio doors to the garden. There is an additional reception room across the entrance hall as well as a downstairs WC, utility room and further useful storage rooms. Upstairs, there are five flexible bedrooms, one of which is currently utilised as a dressing room. There is a family bathroom equipped with both a bath and shower whilst there is also a separate shower room.

The property is raised behind a long driveway and front lawn. The rear garden has been wonderfully landscaped with a large seating terrace beside a timber framed lawn and planters.

SITUATION Bussage is a hilltop village located approximately 5 miles from the market town of Stroud and about 8 miles from Cirencester. Situated within the popular Manor Farm development, the property is easily accessible to amenities such as a Tesco Express store, Bussage primary school, and pub, whilst the neighbouring villages of Eastcombe and Chalford Hill offer an excellent variety of local facilities including a supermarket, doctors surgery, both primary and secondary schools and a number of pubs and sporting facilities. Stroud, described by the press as 'Notting Hill with Wellies', has

three supermarkets including Waitrose, many high street shops, bars and restaurants and its famous Saturday farmers market. Stroud has two grammar schools for boys and girls and Bussage also lies in the catchment area for several mixed comprehensive secondary schools in the area. Eastcombe and Bussage primary schools are within walking distance, and nearby are several independent schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 40 minutes away. Stroud has good transport links with London Paddington, only 90 minutes approximately by train and Bath and Bristol 45 minutes by car.

Directions

From Stroud, follow the A419 towards Cirencester. At Brimscombe, take the left hand turn onto Toadsmoor Road and follow the road up the hill towards Eastcombe and Bussage. Then take the right hand turn into The Ridgeway to pass the primary school and locate the turning into Sibree Close on the left hand side. Number 31 is located in the far right hand corner. Postcode GL6 8DB.

What3words: ///essays.rings.testy

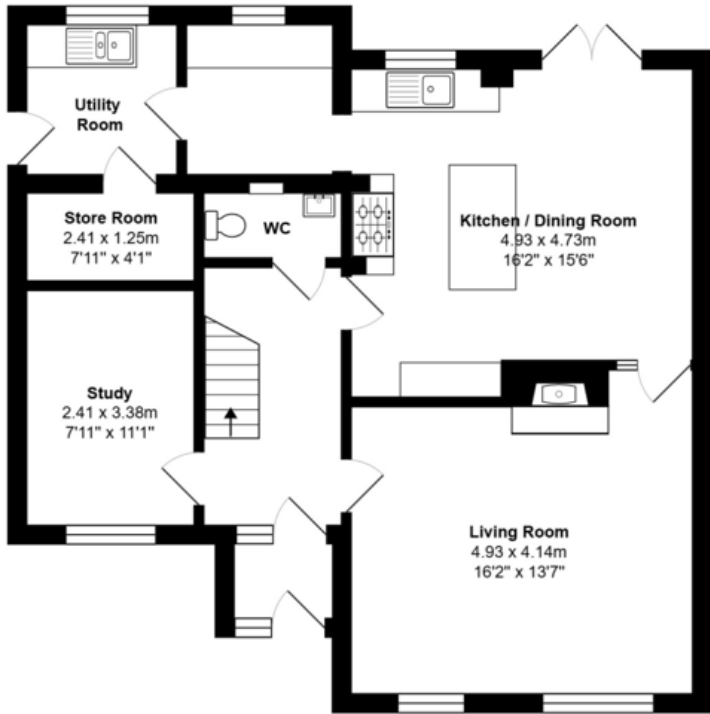
Local Authority

Cotswold District Council

Council Tax Band

E £2,762





Ground Floor



First Floor

Total Area: 148.9 m² ... 1603 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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