

BROADLOOMS

BOURNES GREEN
GLOUCESTERSHIRE



Broadlooms, Bournes Green, Stroud, Gloucestershire, GL6 7NL

A SPACIOUS DETACHED COTTAGE IN AN ELEVATED PLOT AT THE HEART OF A TRANQUIL HAMLET NEAR OAKRIDGE LYNCH, IN NEED OF INVESTMENT TO CAPITALISE ON ITS OBVIOUS POTENTIAL

Galleried Entrance Hall, Sitting Room, Dining Room, Study, Conservatory, Kitchen, Utility, ground floor Cloakroom, Flower Room, Master Bedroom with en-suite Shower Room, 2 further Double Bedrooms and a further Bathroom, well stocked mature Garden, private Driveway, Garage and Workshop

OFFERS IN EXCESS OF £700,000

DESCRIPTION

Broadlooms is a property that has obvious potential for the discerning purchaser to create something truly special. At its heart is a typical 17th Century Cotswold cottage which was extensively extended in the 1980s to take full advantage of its elevated plot at the heart of this tranquil hamlet. With over 2,300 sq ft, the cottage does not stint on space, is not listed and available with no onward chain. Its aspect is south-easterly catching the available sun throughout the day, with lovely rural views. An impressive galleried entrance hall sets the tone in the modern wing, off which is a large sitting room leading into a west facing conservatory with a study adjacent and a cloakroom off. The dining room is in the original part of the cottage (beamed ceiling), adjacent to the kitchen. The kitchen is separated from the utility room by the rear porch, beyond which is a flower room with sink and benches for plants, with greenhouse opposite. The spacious master bedroom has an en-suite shower room and there are two further good sized bedrooms and a bathroom on the first floor.

Five bar gates lead to a gravelled driveway with a long garage incorporating a self-contained workshop across its rear. The garden has clearly been much loved, the majority lying in front of the property with gravelled paths meandering through well stocked borders interspersed with areas of lawn, overlooked by terraces.

DIRECTIONS

From Stroud office travelling east turn left at the roundabout following Cornhill and Parliament Street to Bisley Old Road, until you arrive in the village of Bisley. On approaching the village, take the road marked 'all through traffic'. At the T-junction, turn right towards the village centre and take Holloway Road towards Eastcombe. Bear off to the left just after emerging from Bisley, signposted to Frampton Mansell. Follow the lane for approximately half a mile and take the first right to Bournes Green. The lane descends into the valley and as it flattens out you will see a grass triangle with a mature Sycamore tree. Turn right and the entrance to Broadlooms is virtually straight ahead, with wooden five bar gates.

GENERAL INFORMATION

Broadlooms is within an official Cotswold Area of Outstanding Natural Beauty.

LOCATION

Bournes Green is not a widely known village, so it is delightfully quiet and peaceful, with minimal through

traffic. Set in a verdant wooded valley immediately north-west of Oakridge Lynch, between Cirencester and Stroud, Bournes Green comprises a scattered collection of mainly period properties and retains a rural atmosphere, long lost in so many other parts of the country. In spite of its quiet and idyllic position, Bournes Green is still within two hours of London by road or circa 70 minutes by train from nearby Kemble Station; access to the M5 motorway at Stroud is also good. Stroud has a Waitrose superstore as well as other supermarkets and is the administrative centre for the region with many facilities, including a multiplex cinema. Cirencester has excellent shopping and nearby Cheltenham has its famous Literary Festival and race course. The walks around Bournes Green are varied and there are opportunities locally for keeping a horse at livery. Nearby Oakridge Lynch not only has a popular Primary school but a General Store/Post Office, and good pub, one of several in the vicinity. While for golfers there are challenging courses at nearby Minchinhampton, home of Beaudesert Park pre and prep school and one of many excellent state and private schools within reach of here.

TENURE

Freehold

EPC

EER: Current 19 / Potential 52

SERVICES

Mains electricity and water are believed to be connected to the property. LPG Gas central heating. Private drainage. Fibre Optic Broadband.

VIEWING

By prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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Approximate Area = 216.2 sq m / 2327 sq ft (Excluding Void)
 Garage = 32.2 sq m / 346 sq ft
 Total = 248.4 sq m / 2673 sq ft
 Including Limited Use Area (1.2 sq m / 13 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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