Kiama, The Close
Ruscombe, Stroud GL6 6DE

Delightful detached family home | Four good sized bedrooms
Sitting room with log burner | Detached double garage with room above
Nestled with a woodland backdrop with fantastic views | EPC D

£585,000
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4 Bedrooms  1 Bathrooms  2 Receptions

This is the most delightful four bedroom detached family home situated in a glorious location with fantastic views and nestled with a woodland backdrop. The property dates back to the 1820's and has undergone considerable extensions over the years. The property has driveway access via Zion Hill. This leads to a detached double garage with a room above and a pathway which then leads back down to the property.

The gardens are believed to be 0.25 of an acre and are very well established with raised terraces taking in the view. Steps lead to an ornamental pond, opening to a formal level lawn with a wealth of well stocked borders, taking advantage of the far reaching views.

Internally, an entrance hall, sitting room with log burner, snug, galley kitchen with breakfast room and then opening to a large conservatory overlooking the grounds. To the first floor, four very good sized bedrooms and a four piece bathroom suite complete this delightful family home.

Amenities
The village is West of Stroud. Local amenities includes well regarded primary schools and a public house at neighbouring village of Whiteshill which has a village shop as well as a pub. A wider range of facilities is available in nearby Stroud less than 3 miles. These include shops, amenities and a train station with a 90 minute London (Paddington) service. Gloucester (9 miles) and Cheltenham (14 miles) are within comfortable driving distance. The village offers fantastic views across the five valleys, especially Selsley and Rodborough.

Directions
From the agents office proceed out of town heading northwest on the London road, towards John street, continue onto Russell street and turn left onto Rowcroft under the railway bridge, turn slightly right at mini island where Ecotricity will on your right. At the island turn right over a small mini island and continue passing Merrywalks on your right up to the next island turn left onto Beeches green.
and follow a short distance to the next island taking the first exit onto Stratford road. Follow this road passing the college on your right and continue to the next island where Tesco's express is on your right. Take the second exit onto Farmhill lane. Rising on Farmhill Lane, pass Church on your right, Pub and School on left. Keep going uphill, looking out for a postbox at a crooked junction. Turn Left into narrow road signed to Ruscombe. Follow it, there's a sharp left turn by the chapel, then you descend hugging a hill with houses on right and open field on left. Park as close as you can to The Close, a footpath on the right just before the road turns left again (with a For Sale sign). The sign 'Middle Spring' means you have overshot by 20 yards. Walk up The Close, very steep at first but less so when you follow bend around to the left, then continue straight, don't take the left path. Kiama is the last property up the hill on the right of the path, by the Monkey Puzzle Tree, just before the steps begin. Enter through the black wrought-iron gate, to front door by pond.

**Services & Tenure**

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

**Local Authority**

Stroud District Council

REF: 71022140/26227/MJC
The Close, Ruscombe, Stroud, GL6

APPROX. GROSS INTERNAL FLOOR AREA 2072 SQ FT 192.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGES)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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