

Vatch End, Bussage, Stroud, Gloucestershire, GL6 8BB



Detached • Single storey • Far reaching views • Sought after location • Generous size garden •
Two garages/work shops • EPC D

Vatch End,

Bussage, Stroud, Gloucestershire, GL6 8BB

Key Features



3

Bedrooms



1

Bathroom



1

Reception

About the property

Vatch End is an individually designed Colt house built in 1956 which is nestled down on the side of the Toadsmoor Valley. It has generous, well laid out rooms and large windows which, together with the lovely conservatory, make the most of the garden and the amazing long-distance views.

It sits beautifully in a large carefully nurtured garden, which, with its wildflower meadow, wooded glade and pond attracts an abundance of wildlife and birds.

The parking area has space for two cars and there are three outbuildings, one which is plumbed for water and electricity and the other which is unusually large and offers potential for conversion into further accommodation or an artist's studio.

Vatch End has been well maintained and feels very homely and could suit a retired couple looking to downsize or be extended to accommodate a growing family.

Please note- The property is of non-standard and the vendor believes it is a colt construction which is mortgagable and insurable.

Amenities

Bussage is situated off the A419 and offers its own amenities including supermarket, doctor's surgery and pharmacy. Bussage is located approximately 5 miles from the town of Stroud, with Cirencester about 8 miles away.

Stroud has three supermarkets including Waitrose, many high street shops, bars and restaurants. There is a weekly farmers market. Several villages within a few miles have pubs which serve excellent food.

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.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Nailsworth take the third exit from the roundabout onto George Street continuing up The W and follow the road to the junction with Cirencester Road at Tom Long's Post. Turn left then first right onto Brimscombe Hill, following down to the bottom of the hill to the junction with the London Road (A419). Turn right onto the London Road then after a short drive you will see a turning on your left signposted Eastcombe and Bussage. Turn left here onto Toadsmoor Road and follow the road to the top turning right onto The Ridgeway then first right The Ridge where the house is a short distance along on the right hand side.

What3Words: ///september.pictured.canyons

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Stroud District Council

Council Tax Band- D

Our reference

STRVAL/SM/MS/11122024

We'd love to hear from you

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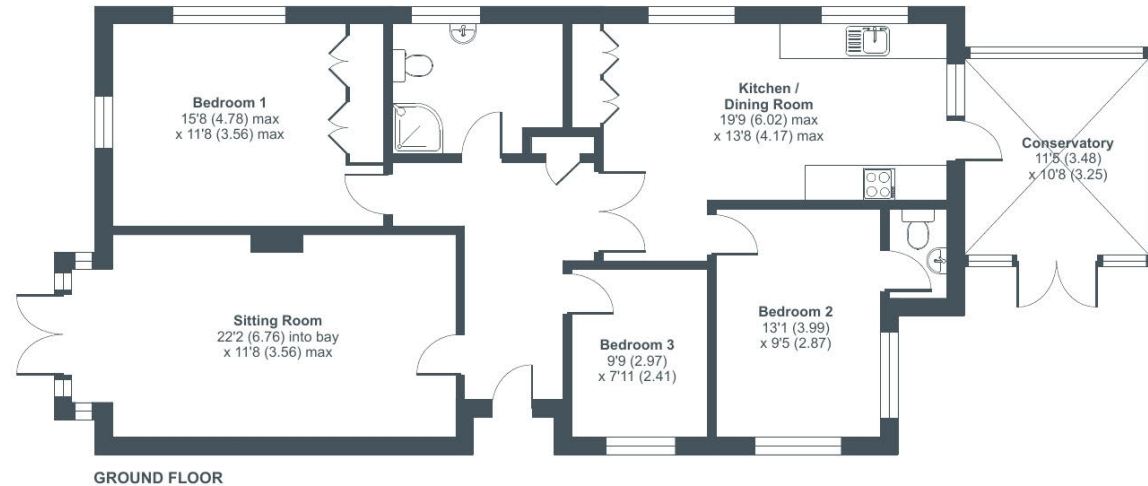
Stroud, Gloucestershire, GL6

Approximate Area = 1252 sq ft / 116.3 sq m

Garage / Store = 502 sq ft / 46.6 sq m

Total = 1754 sq ft / 162.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1221604



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

