

Yew Tree Cottage, Bussage Hill, Bussage, Stroud, Gloucestershire, GL6 8BB



Sought after location • Immaculately presented • Parking • Garage • Far reaching views •
Beautifully maintained • Landscaped garden • Outside office • EPC D

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Bussage Hill, Bussage, Stroud, Gloucestershire, GL6 8BB

Key Features



3

Bedrooms



2

Bathrooms



3

Receptions

About the property

Nestled in a tranquil and sought-after location, this period detached house offers a perfect blend of charm and comfort.

The property boasts three well-appointed bedrooms, creating an ideal space for family living or hosting guests.

As you step inside, you are greeted by a homely and cosy atmosphere with character features such as kitewinder stairs, complimented by a well-maintained interior.

The property features a delightful garden, providing a peaceful outdoor retreat including an outdoor office, currently used as a sewing room. There is also off-street parking and a convenient garage for your vehicles.

With scenic views and a convenient location, this property offers a perfect balance of serenity and accessibility.

Don't miss the opportunity to make this charming and welcoming house your new home.

Contact us now to arrange a viewing.

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 follow the road along until reaching The Ram on the left hand side where the property can be found a short distance along on the lane opposite on the left hand side.

What 3 Words: ///september.pictured.canyons

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: F

Our reference

NAI/SM/RN/24022025

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

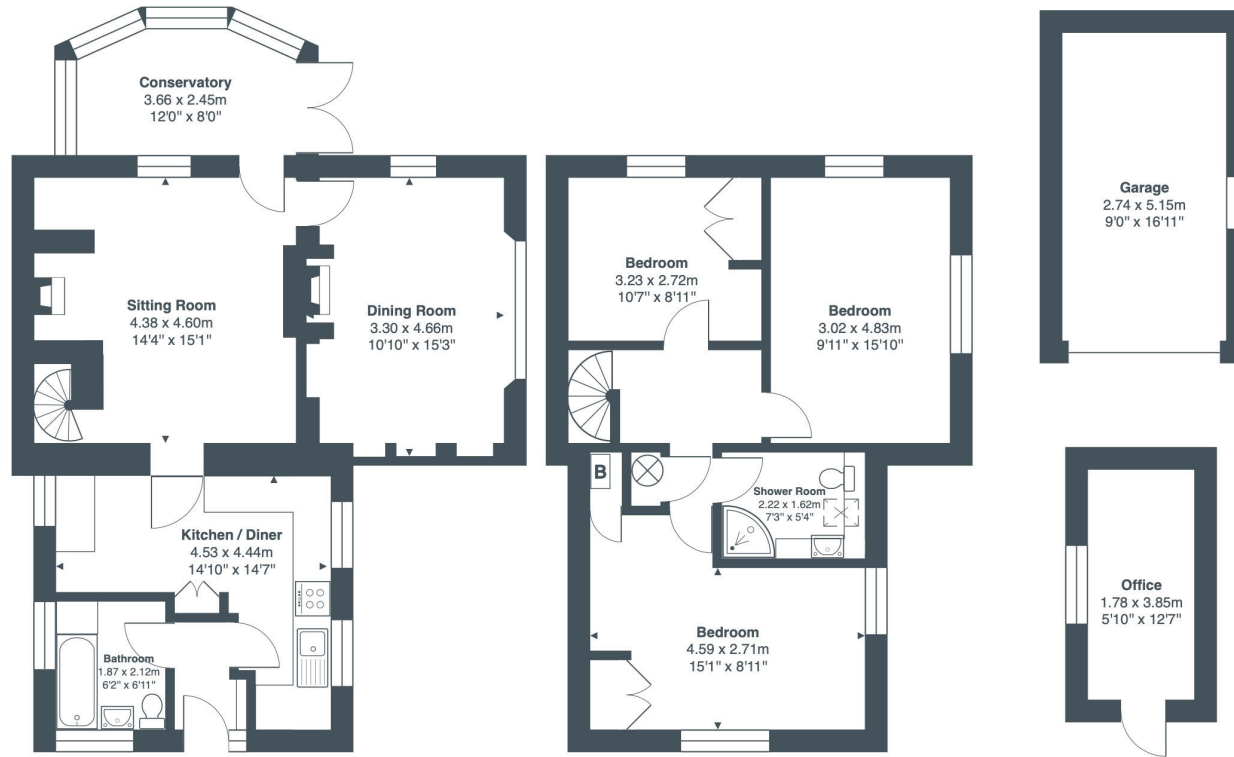
T: 01453 836736

E: stroudvalleys@perrybishop.co.uk









Total Area: 120.6 m² ... 1298 ft² (excluding office, garage)

All measurements are approximate and for display purposes only

PerryBishop

PROPERTY MADE PERSONAL

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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.

Gloucestershire • Oxfordshire • Wiltshire

