



Norfolk Cottage, Oakridge Lynch, Gloucestershire



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Sitting in a charming position on the edge of the highly sought-after village of Oakridge Lynch, Norfolk Cottage is a pretty, detached period home constructed principally with Cotswold stone. Set back from the lane and approached via a gravelled drive, the property is very welcoming with a high degree of privacy and seclusion and a predominantly south-facing aspect.

The cottage requires some modernisation and is for sale by the executors of the previous long-term residents. The accommodation is arranged over two floors with period features and character in abundance with exposed beams and a large stone fireplace in the sitting room.



Guide price: £735,000

Tenure: Freehold

Local authority: Stroud District Council

Council tax band: F

The accommodation

On the ground floor, an inviting entrance hall leads to a cosy sitting room with an impressive stone fireplace; a dining room with double aspect windows, feature beams, shelving and cupboards; and to a spacious kitchen located within the extended part of the cottage with outdoor access. There is also a small downstairs cloakroom.

On the first floor, there are two generous bedrooms with vaulted ceilings and exposed beams, one of which has a doorway leading to a loft area above the kitchen which may offer the possibility of conversion to an en suite bathroom (subject to the necessary planning consents). There is a further bedroom and a separate bathroom. The bedrooms also benefit from the pleasant views over the garden and beyond to open countryside.







Gardens and grounds

The gardens are an important feature of the property and are generous in size, offering two areas of quite different characters. They have been carefully laid out to a particularly high standard, bounded by Cotswold stone walling and an abundance of mature trees and shrubs. Secluded away from the main gardens is a useful outbuilding for garden storage. There is also a large carport to the side of the gravelled driveway parking area.

Situation

Oakridge Lynch and the surrounding area is renowned for its natural beauty and is conveniently situated almost midway between Cirencester and Stroud. Within the village is a church, primary school, the Butchers Arms Pub, a village shop with a post office, a blacksmith, a tennis club and a cricket ground.

Nearby, Cirencester and Stroud both have extensive shopping and leisure facilities. Cheltenham is also within convenient driving distance and offers a range of additional amenities and attractions to satisfy the cultural enthusiast.

There is also good access to the M5 and M4 motorways via the A46 and A417. Schools in the area are plentiful, with an excellent selection of well-regarded establishments.

Services

Mains water and electricity | Private drains | Oil-fired central heating.





Distances

Cirencester 7 miles | Tetbury 7 miles | Cheltenham 15 miles | M5
(Junction 13) 13 miles | M4 (Junction 15) 25 miles | Kemble (Direct
train lines to Paddington) 7 Miles
(All distances are approximate)

Directions (GL6 7NR)

What3Words Location: ///rash.mirroring.treaties



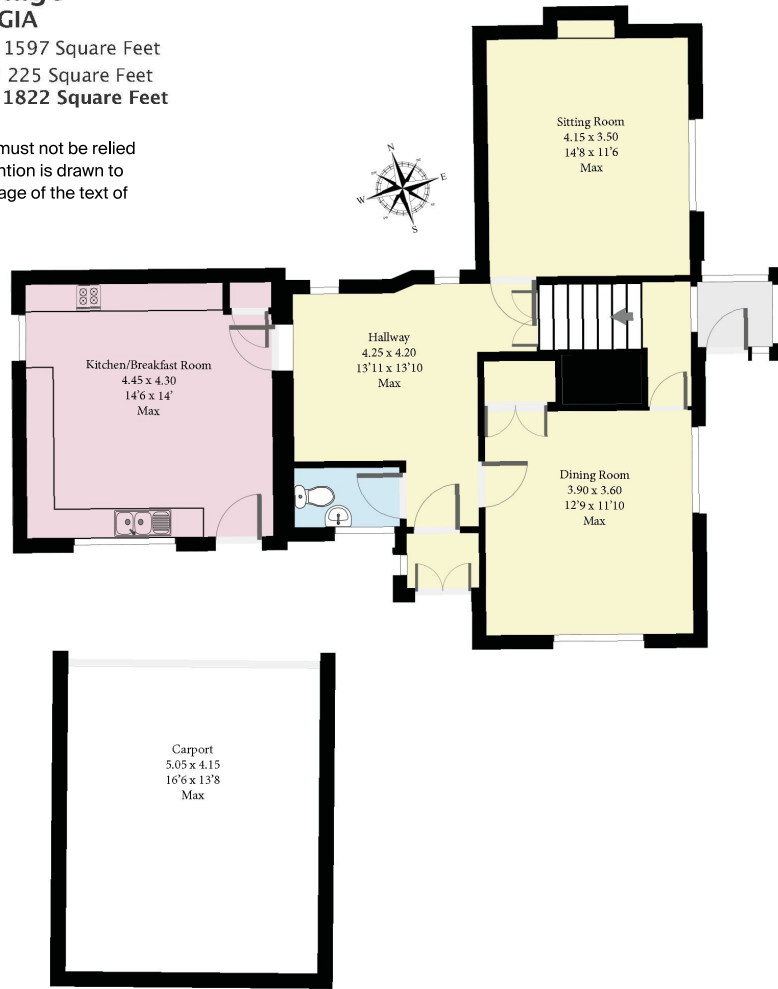
Norfolk Cottage

Aproximate GIA

House 148 Square Metres / 1597 Square Feet
Garage 21 Square Metres / 225 Square Feet
Total = 169 Square Metres / 1822 Square Feet

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Ground Floor



First Floor



Knight Frank
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