



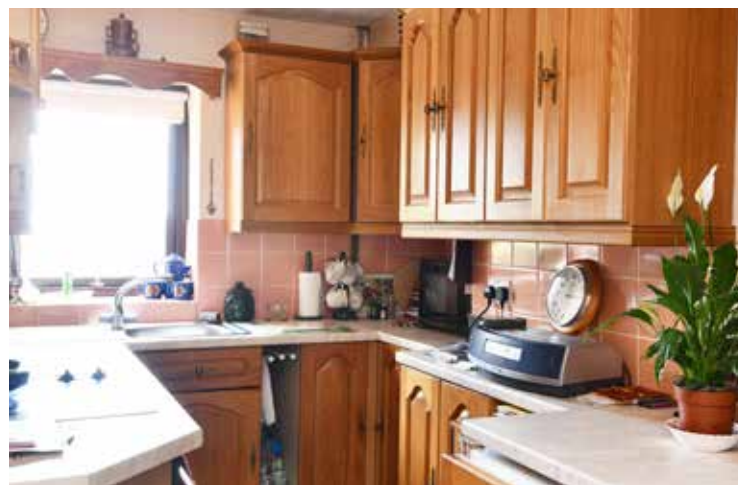
MOORE ALLEN & INNOCENT

RIDGE COTTAGE Stroud Road, Birdlip GL4 8JN

A wonderfully unique home located on the edge of this desirable village affording stunning far-reaching views.

This charming detached house is constructed of Cotswold stone and enjoys other character features such as stone mullion leded windows, exposed timbers, flagstone floors and a lovely red brick fire place.

GUIDE PRICE
£375,000



The main living room benefits from a dual aspect with French doors opening out in to the garden and those amazing views. A mezzanine floor not only adds further character but a useful space creating the ideal study or bedroom.

The entrance hallway flows into the fitted kitchen. Another light, open space with a range of oak fronted wall and base units, integrated fridge, electric oven and hob. There is a double bedroom and bathroom of three-piece white suite with an electric shower over the bath.

The rear garden is paved with mature planted borders creating the perfect place to sit, relax and enjoy the view.

A truly individual home, in a privileged setting enjoying a breath-taking vista and with the benefit of driveway parking for 2/3 cars to the front surrounded by a Cotswold stone wall.

PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Electric storage heating. Gigaclear fast fibre broadband.
EPC E (50).

Outgoings: Council Tax Band 'D' 2021/22 charges £1,822.92.

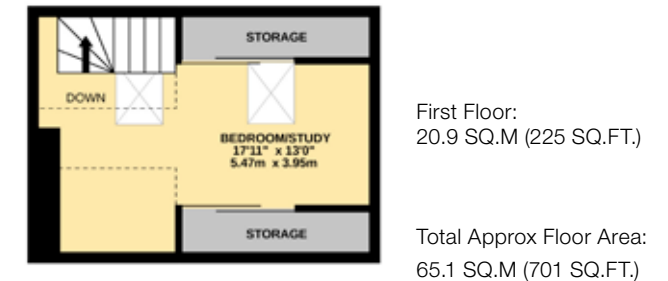
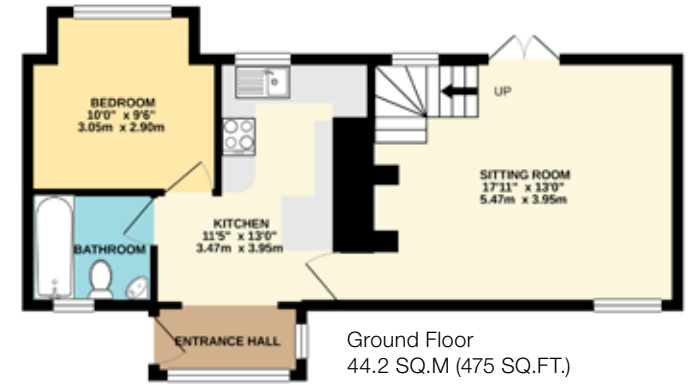
Local Authority: Tewkesbury Borough Council.

Tenure: The property is offered freehold with vacant possession.



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LOCATION

Birdlip is a lovely Cotswold village a mere 6 miles to the South of Cheltenham. Set in an elevated position within An Area of Outstanding Natural Beauty, this charming village is surrounded by some breathtaking landscape.

It is well known for its walking and riding countryside, some of the best in the area with the Cotswold Way trail running alongside it. The village has a primary school, rated 'Outstanding', with a playgroup and after-school club, village hall, cricket club and church in addition to the Royal George Hotel and a craft brewery. Whilst distinctively semi-rural, the charm of Birdlip is its close proximity to larger towns, which offer excellent restaurant, recreational and sporting facilities.

Birdlip is suitably located approximately 6 miles from Cheltenham, 8 miles from both Stroud and Gloucester and 10 miles from Cirencester. The A417 provides direct access to Gloucester and Cirencester in addition to both the M4 and M5 Motorways.

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016