

# FOUR WINDS FAR OAKRIDGE



WHITAKER  
SEAGER



# FOUR WINDS, FAR OAKRIDGE, STROUD, GL6 7PB

BACKING ONTO FIELDS WITHIN A RURAL  
COMMUNITY, LIES THIS EXTENDED DETACHED  
FAMILY HOME SITTING IN A GENEROUS PLOT  
MEASURING 0.37 ACRE.

## *The property*

Four Winds, is a 1960's detached and extended property, set back from the village lane in a peaceful rural hamlet between Cirencester and Stroud. This much-loved family home offers well-proportioned accommodation and delightful gardens that back onto picturesque fields.

Upon entering, you're welcomed into an L-shaped hallway that features a staircase and a convenient shower room. The hallway provides access to the spacious sitting room at one end and the dining room at the other. The 21'5" x 21' sitting room boasts a dual aspect, with a central fireplace featuring a wood burner and sliding patio doors leading to a courtyard, offering views of the rear garden. A door connects to the formal dining room, which also benefits from a dual aspect, including views of the garden. The heart of the home is the generously proportioned, extended kitchen/breakfast/family room measuring 27' x 12'4".

This bright and airy space is flooded with natural light, with a modern fitted kitchen at one end overlooking the garden and a versatile dining area at the other. The room offers ample flexibility for furnishings and family activities. An inner door provides convenient access to the double garage, with a utility area behind it. Upstairs, you'll find four bedrooms, all equipped with storage solutions. The main bedroom, measuring 17'5" x 15'8", is a particularly generous space, complete with abundant wardrobes. A family bathroom serves the upper floor. While the property would benefit from some cosmetic updating, it presents a wonderful opportunity to create a personalized, stylish home in a serene countryside setting.

Heating: Oil fired central heating and a wood burner.  
Private septic tank drainage - compliant.  
Ofcom: Broadband - Ultrafast available. Mobile coverage: Indoor limited. Outdoor - likely.  
Soffits: Asbestos (Chrysotile)





**Guide price**  
**£775,000**

- *Four Bedrooms*
- *21'5" x 21' Sitting Room*
- *Dining Room*
- *27' x 12'4"*  
*Kitchen/Breakfast/Family Room*
- *Family bathroom and Shower Room*
- *Double Garage with Utility*
- *Plenty of Parking*
- *Beautiful Gardens*
- *Plot size 0.374 acres*

### **WITHIN EASY REACH...**

*Stroud - 6.8 miles*  
*Cirencester - 7.9 miles*  
*Cheltenham - 14 miles*  
*Kemble Railway Station - 8.1 miles*

## *Outside*

The front is enclosed by a Cotswold stone wall and hedging and is accessed through five-bar gates. Ample private parking is found on the driveway, leading to an attached double garage. A lawned area with mature plantings has a gated pedestrian path leading to the rear garden. The septic tank is situated near the entrance. The boiler is housed in the double garage, which also features a utility area with external access. There is a crazy paved patio with a low-level Cotswold stone wall with steps up to a large, level lawned garden. The magnificent level garden is spacious, suitable for growing vegetables or fruits and engaging in various sporting activities. Additional features include a workshop at the rear and an oil tank at the side of the house.

## *Situation*

Far Oakridge is a small rural hamlet amidst breathtaking Cotswold countryside, in the heart of the Area of Outstanding Natural Beauty. Village amenities can be found in the neighbouring Cotswold village of Oakridge Lynch which is located less than a mile away. This thriving community enjoys the benefits of St Bartholomew's Church, Oakridge Parochial primary school, a village shop with post office, the Butcher's Arms public house, a village hall, cricket club and a variety of clubs and associations. The area offers excellent educational opportunities with grammar schools for boys and girls being available in Gloucester, Stroud and Cheltenham. Secondary schools are found in nearby Eastcombe village, Stroud and Cirencester. Kemble Railway Station offers direct lines to London (Paddington) in 1hr 10mins.



Approximate Gross Internal Area = 215.7 sq m / 2322 sq ft  
(Including Double Garage / Utility / Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111323)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 77                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 53      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7PB

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District. Council Tax Band E and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

