HAY HEDGE FARM
BISLEY











WHITAKER SEAGER







HAY HEDGE FARM, HAY HEDGE LANE, BISLEY, STROUD, GL6 7AN

A TRULY MAGNIFICENT RURAL SETTING WITH FAR-REACHING VIEWS, COUNTRYSIDE WALKS FROM THE DOORSTEP AND A DETACHED THREE BEDROOM BUNGALOW SET WITHIN JUST UNDER HALF AN ACRE, WITH BARN AND OUTBUILDINGS.

The property

Location, Location, Location - The setting of this property is simply magnificent. An amphitheatre of countryside unfolds before you, with far-reaching views across open farmland towards a stunning wooded valley beyond. This is a once-in-a-lifetime opportunity to acquire a truly peaceful rural retreat, on the fringes of Bisley and set within a plot of just under half an acre.

Originally a cow shed, the property has been thoughtfully transformed into an L-shaped bungalow, with the living accommodation at one end and the bedrooms at the other. A porch opens into the L-shaped entrance hall.

The sitting room is a particularly special space, with a triple-aspect window, impressive central stone fireplace with wood burner and truly breath-taking views across the surrounding countryside. The kitchen/dining room also enjoys wonderful views and has been refitted with an excellent amount of storage, wooden worktops and integrated appliances, including two ovens, a hob and extractor.

A rear lobby leads to the rear door and useful utility room, housing the boiler and with plumbing for both washing machine and dishwasher. The family bathroom has a bath and separate shower cubicle, while the hall also provides a cloakroom and useful storage cupboard.

There are three bedrooms, all enjoying windows overlooking the grounds and taking full advantage of the wonderful rural views.

Property Information:
Title Register & Plan: Amendments are currently being applied for.
Planning Matters: Please refer to the agent.
Heating: Oil-fired central heating and wood burner.
Ofcom: Ultrafast broadband available; good outdoor mobile coverage.
Drainage: Private drainage via a compliant septic tank.
What Three Words: diagram.exporters.stutter.







Guide price

£775,000

- *Plot measure 0.466 acres*
- *Former Garage/Outbuilding*
- *Barn 30'6 x 17'3"*
- *Sitting Room*
- *Kitchen/Dining Room*
- *Three Bedrooms*
- *Bathroom*
- *Cloakroom*
- *Utility*
- *Parking for many Cars*

WITHIN EASY REACH...

Bisley 0.6 miles
Miserden 3.7 miles
Stroud 4.7 miles
Cirencester 9.2 miles
Cheltenham 13.2 miles

Outside

Approached along a quiet country lane, a gated gravel driveway sweeps past the barn and outbuildings towards the property. The enclosed plot is laid mainly to lawn, wrapping around three sides of the house and providing two excellent areas for outdoor dining and entertaining – one raised beneath a pergola and the other a paved patio. The former garage is now a useful workspace, while the substantial metal barn provides excellent additional storage. An oil tank is discreetly positioned to the side. The gardens offer a wonderful blank canvas for keen gardeners, while those seeking a more self-sufficient lifestyle could create vegetable beds, keep chickens and make the most of the space. There is plenty of scope to create a garden suited to your lifestyle.

Situation

Bisley is a picturesque Cotswold village east of Stroud, renowned for its historic stone houses and vibrant community. The village offers a range of amenities, including a church, two traditional pubs and a primary school. The King George V playing fields and Bisley Playgroup are just a short walk away, while additional conveniences on the outskirts include Bisley Farm Shop and the 'Green Shop', and fuel station. The village hall and sports pavilion host a variety of clubs and activities. A selection of excellent schools—state, grammar and independent—are available in Stroud, Cheltenham and Gloucester. For commuters, Stroud railway station provides direct services to London Paddington in approximately 90 minutes.



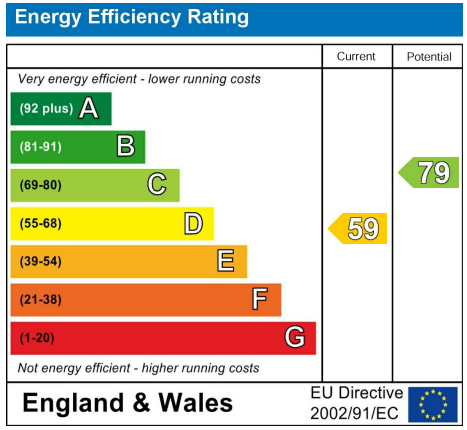
Approximate Gross Internal Area = 138.2 sq m / 1487 sq ft
Outbuilding / Barn = 67.4 sq m / 725 sq ft
Total = 205.6 sq m / 2212 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339622)





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Useful Information

Tenure: Freehold **Postcode:** GL6 7AN **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 D

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.