



**The Churn, van der Breen Street, Bisley, Stroud, Gloucestershire, GL6 7BN**



Individual detached bungalow  
Immaculately presented  
Private no-through road setting  
Sought-after Cotswold village  
2 bedrooms, 2 shower rooms  
Fitted kitchen and 2 reception rooms  
Parking and garage  
Wraparound low maintenance garden  
Level site with opportunity to extend  
No onward chain



**Price Guide: £460,000**

Approximately 923 sq.ft excluding garage

‘Quietly tucked away down a private no-through lane, this individual detached bungalow is immaculately presented and within easy walking distance to the centre of this superb Cotswold village’

### The Property

The Churn, an individually-designed detached bungalow built by a local builder for his mother, is conveniently positioned in the heart of the sought-after Cotswold village of Bisley, and occupies a corner position on a no-through private road of eight homes.

One of only a few bungalows in Bisley, and rarely on the market, The Churn is an ideal home for the downsizer looking to live in a friendly and active community, and also has excellent rental potential.

The Churn, which was refurbished in late 2022 to include a new gas boiler and radiators, rewiring and quality carpets, is fully double-glazed and, with curtains, blinds and white goods included, is ‘ready to move into’.

A spacious entrance hall leads to an inner hallway and then to the separate fitted kitchen and the open-plan configuration of the dining room and living room.

The living room features an oak mantel with a log-burner effect electric stove, and is triple aspect (east-south-west) allowing plenty of natural light.

There are two bedrooms, a shower room and a further en-suite shower room. Adjoining the main bedroom there is a triple-aspect conservatory.

There is private driveway parking for two cars in front of the detached garage. The garage has power connected, an electric roller door, storage units and eaves storage.

The Churn is set amongst wrap-around gardens which have been thoughtfully laid for easy, low maintenance. A rose garden is positioned to the southerly aspect, a gravel garden by the conservatory, and a walled courtyard, a small area of which falls within a conservation area, enjoys the afternoon and evening sun.

### Situation

Bisley is a quintessential Cotswold village, with many stone houses of architectural and historic interest. Situated within an elevated position in an Area of Outstanding Natural Beauty the village is surrounded by farmland and the rolling countryside of the high wolds.

Bisley has an excellent sense of community along with a range of amenities including a village shop



and deli, post office, village hall, two churches, two good pubs, a popular primary school, sports field and many clubs and organisations. There is a large allotment area, community orchard and a well-used community composting scheme. On the outskirts of the village there is a Farm Shop, a petrol/repairs garage and the Green Shop. There is a regular bus service.

The ancient Wysis Way runs through the village and, on Ascension Day, the school, church and village join together to celebrate the ‘Blessing of the Wells’ at the Grade 2 listed Bisley Wells. There is an annual traditional Fete and Flower Show and thriving Cricket Club, Pantomime Society, Local History Society and Mummers group. There is an excellent Benefice choir and an active bell tower with ringers of all ages.

The nearby market town of Stroud has a further range of facilities of supermarkets, boutique stores, restaurants, a hospital, museum, the award-winning weekly farmers’ market, and an excellent leisure centre with two swimming pools, squash and tennis courts.

Stroud railway station (4 miles away) has regular direct lines to London Paddington, Gloucester,

Cheltenham and the South West via Swindon. The M5 is located within 10 miles providing an easy commute to many towns and cities and to Bristol and Birmingham airports. The M4 is 30 miles away.

The property is well-located for sporting facilities, including an excellent golf course at Minchinhampton, water sports at Cotswold Water Park, racing at Cheltenham and Bath, and rugby at Gloucester.

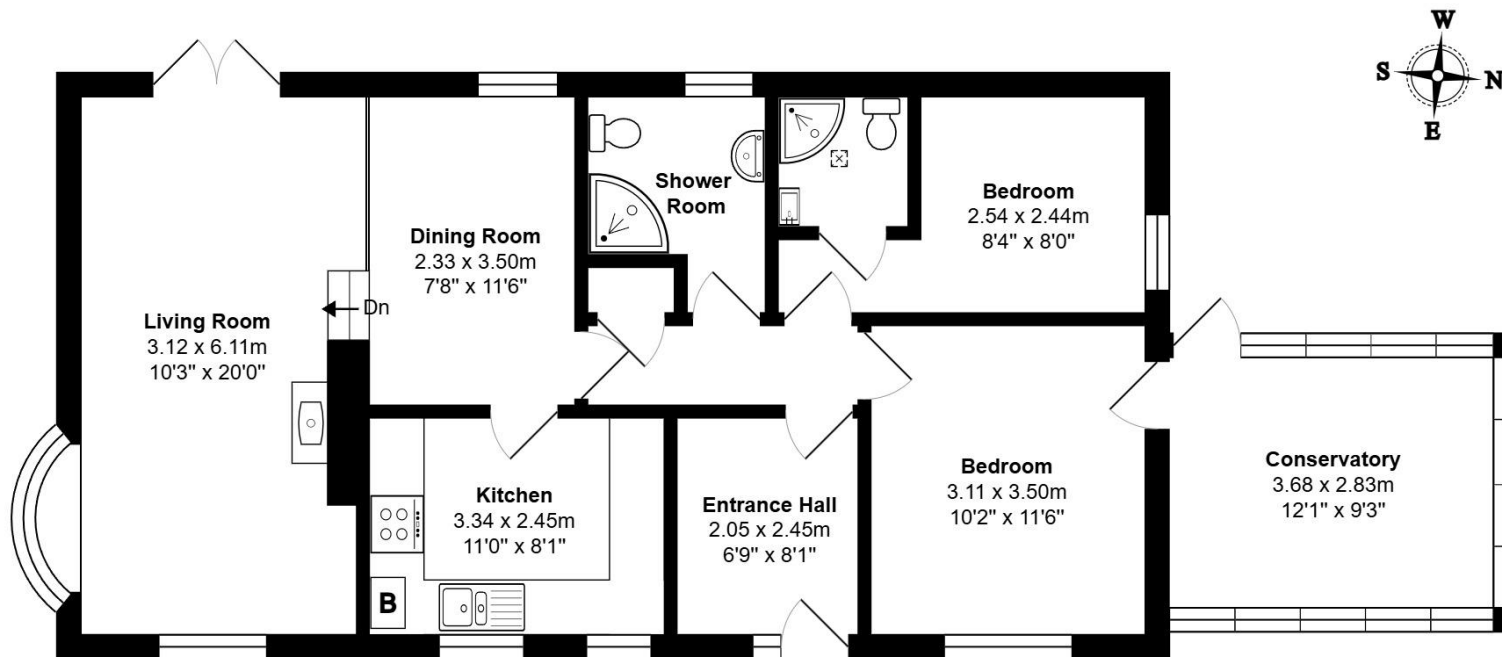
The surrounding countryside provides fantastic walking and riding along a network of bridleways and footpaths.

### Additional Information

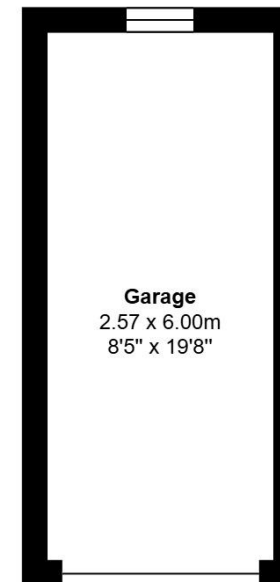
The property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a small area of the garden falls within a conservation area. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Stroud District Council Tax Band D (previously banded, currently under business rates).







Not shown in actual location.



Total Area: 85.7 m<sup>2</sup> ... 923 ft<sup>2</sup> (excluding garage)

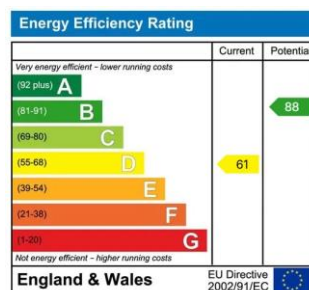
All measurements are approximate and for display purposes only

## Directions

From Stroud, follow Bisley Road for approximately 3 miles to enter the village of Bisley. Follow the road passing the Bear Inn and then turn left onto the High Street to then take the diagonal right-hand turn onto van der Breen Street. The property is located shortly afterwards on the left-hand side.

Postcode GL6 7BN.

What3words: ///neck.available.shorthand



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