



Vine Court, 81 Bowbridge Lane, Stroud, Glos, GL5 2JH

Asking Price £975,000

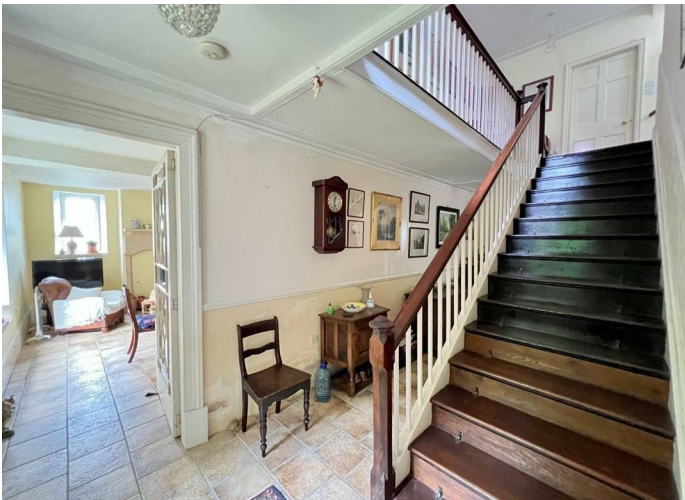
HUNTERS[®]
EXCLUSIVE



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Hunters are delighted to offer this substantial 5500 sq. feet (513 sq. metres) potentially 11 bed roomed attached family home which is currently divided into the main house, with annexe and a further apartment within. The property is well placed just under a mile of Stroud and all the facilities which Stroud has to offer. Approached through a gated entrance, a driveway allows parking for several cars and leads through to a large very established and private garden. The house contains much charm and character with many beautiful mullion windows and tall ceilings as expected from a grade II listed house, along with very flexible accommodation. The property can be pretty much tailored to how you want to use it, with as many as 11 bedrooms or with fewer bedrooms and more reception rooms as it is currently utilised. Viewings are highly recommended to get a feel of how the accommodation currently flows and how it could work for you.





Amenities

The historic town of Stroud and meeting point of the 5 valleys is a well-known centre for arts and crafts as well as its weekly Farmers Market just along from our office; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 5 major supermarkets including Waitrose and Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including, Stroud Valley Primary School which is just along the road. Uplands Primary School which is in Stroud, Rodborough Common Primary school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away.

Main Entrance Hallway

Tiled flooring, staircase with cupboard beneath, double entrance doors, cornice, mullion window.

Kitchen Breakfast Room

Log burner to inglenook fireplace, stone mullion window with window seat and shutters to the front, two further windows to the side, tiled floor, wall and base units, gas cooker point, stainless steel sink, glass door to hallway.

Front Reception Room

Coal effect gas fire to a stone mantle surround with tiled hearth, built-in alcove cupboard, stone mullion window with shutters, feature arched alcoves.



WC

WC, wash basin, window.

Drawing Room

Feature tall bay window with shutters looking onto the garden, French doors with shutters to the front, with wood burner to mantel with tiled hearth, ornate cornice, picture rail, further tall window with shutters, tall ceilings.

First Floor Split Level Landing

Stone mullion window with seat beneath, second stone mullion window. coving, staircase to the top floor, exposed flooring, large double door,

Living Room/Bedroom

Coal effect gas fire to a stone surround, exposed wooden flooring, tall windows to the front, stone mullion window with painted panels and small balcony to the garden with further window opposite, ornate ceiling rose and cornice.

Bathroom 1

Bath with shower over, pedestal basin, airing cupboard, heater, shallow cupboard with shelving, door to WC with window.

Bedroom

To the front aspect with feature window, coving, exposed oak flooring, wall cupboard.

Second Floor Landing

Stone mullion window to the front, inner landing area with door and stairs down into an annexe area. A doorway with steps leads into an extended landing area with a window, wash basin and cupboard. Access to attic storage space, low cupboard. Doors to 2 further bedrooms.



Bedroom

Window with views across the valley, gas fire, fitted double wardrobes, door to ensuite shower room.

Ensuite Shower Room

Comprising a shower cubicle, wash basin, WC, extractor.

kitchen

A selection of wall and base units with worktops over, range of style gas cooker, plumbing for washing machine, stainless steel sink unit, larder cupboard, window.

Reception/Bedroom

Window to the front and two windows to the side, door to landing, storage cupboard.

Dining Room/Bedroom

Currently used as a dining room with feature window with seat, shelf to cupboard, gas fire.

Office/Bedroom

Corner fireplace, feature window with seat, built-in wardrobe.

Bathroom 2

Comprising a wash basin to storage unit, panelled bath with telephone style taps, WC, feature window with low seal, cupboard with hot water cylinder.

Third Floor

Bedroom 1

Window with view towards church, loft hatch.



Bedroom 2

Window, eaves cupboards, wood burner with cupboards either side.

Annexe

The door from the main house hallway and from a door on Bowbridge Lane leads to a lobby area with shelves, further cupboard with shelving. There are two storerooms one with a door onto Bowbridge Lane.

Entrance to Annexe From Bowbridge Lane

Staircase to the first floor, curtain fronted area to the left, tiled flooring.

Kitchen Breakfast Room

Base unit with sink, space for washing machine and other appliances, double radiator, tile flooring, gas boiler, radiator.

First Floor landing

The staircase rises to the next level. Door to terrace. Doors leading to...

Reception Room/ Bedroom

Doorway to landing, shelved recess, feature window with seat beneath, 2 further windows, coal effect gas fire to chimney breast, 3 radiators.

Bedroom

Window to the side aspect, coving, cornice, radiator.

Bedroom

Window to the side aspect, radiator.



Bathroom 3

Bath with shower over, WC, pedestal basin, tile splashbacking, casement window, cupboard with Worcester gas fired boiler.

Outside

Driveway & Gardens

The property is approached through a pillared and a gated entrance with driveway in front of the property able to accommodate several cars. As you access the rear garden there is a shed to the right hand side and the lawn can be found to the side of the house. there is access to the rear of the house and stone steps leading to a terrace at first floor level. Also a feature well and pump is situated adjacent to the property. A grass path leads between an array of shrubs and plants with pathway leading to a greenhouse and seating area. A stepped pathway leads down to a wooded area with composting area and fruit trees. To the right of the main lawn a path leads to a further very private garden with a log cabin and array of shrubs and plants, patio and grass areas. A few steps lead down to



another slightly lower level with greenhouse and pergola. Along further a fruit cage can be found with space for vegetable patches and shed to side and wooden gate with pedestrian access to Bowbridge Lane. The path continues back up to the main lawn. A very private garden, a gardeners delight!

Council Tax

Stroud Town Band F

Tenure

Freehold

Social Media

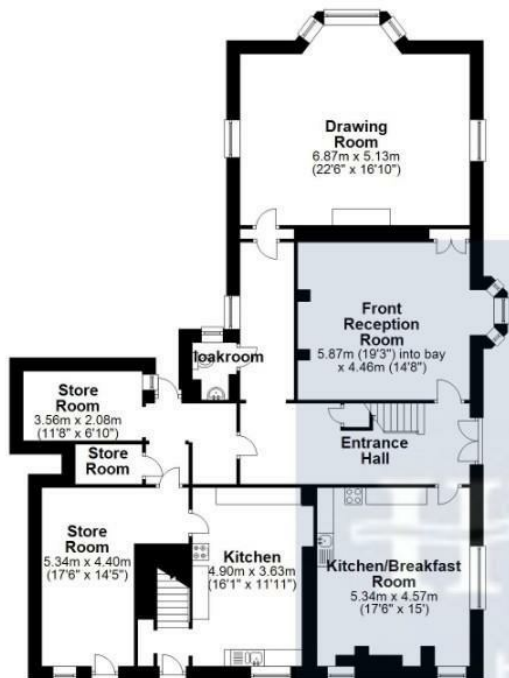
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DISCLAIMER

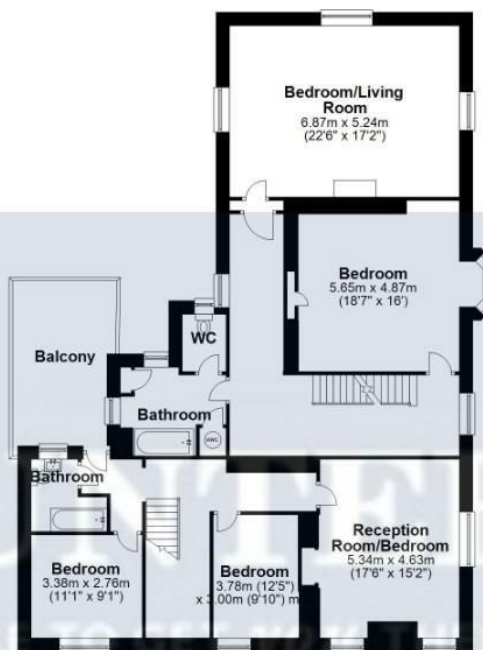
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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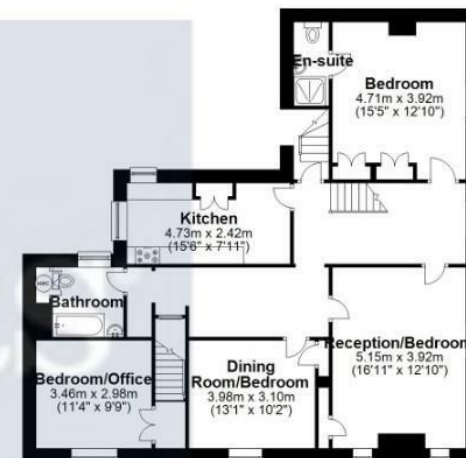
Ground Floor



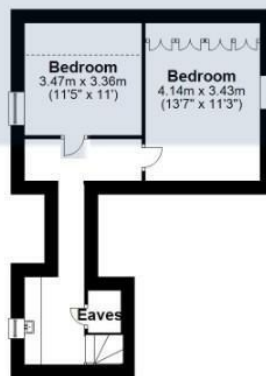
First Floor



Second Floor



Third Floor



Total area: approx. 513.0 sq. metres (5521.9 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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