



Westward Road, Ebley, Stroud, Gloucestershire, GL5 4ST

Asking Price £427,500

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Set back and located in a slightly elevated position and commanding far reaching views stands this delightful period home offering flexible living accommodation along with gardens to both the front and the rear. On entering through an entrance porch with space for coats and boots, the inner hall is spacious with the staircase leading up to the next level. The sitting room/open plan dining room offers charm and character and benefits from 2 feature fireplaces, picture rails, built in bookshelves and lovely views looking out to the front in the direction of Selsley. The kitchen/breakfast room offers plenty of built in storage units. Leading off there is a separate utility and a shower room with WC. Leading down from the kitchen area there are two basement rooms which at present one of which is being used as an office a bedroom and the other a media/family room, however they could be used for other purposes such as a playroom or home office. To the first floor there are two good size bedrooms the master enjoying a feature fireplace, plenty of built in storage and far-reaching views. The family bathroom is a good size, in a contemporary style and enjoys a free-standing roll top bath and a separate shower. To the second floor there are a further 2 good size bedrooms. Outside there is a lawned garden to the front and the rear garden is of a good size with seating areas and a small pond.





Amenities

Ebley is located in a well respected and preserved residential area where there are a range of cafés, and a well stocked local shop. There are a range of local educational options and the area is particularly popular with those who attend Marling Grammar school for boys and Stroud High school for girls, as students often walk to and from these schools. Independent schools Wycliffe & Beaudesert Prep are also nearby. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction. The canal side cycle route into town is also a highly appreciated facility while there is also of supermarkets locally, as well as Junction 13 - M5. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various various performance events at the Subscription Rooms and exhibitions at The Museum in the Park nearby. Ebley Warf enjoys cafes, a wine bar and hairdressers etc. In this location you can enjoy the peaceful canal walk, children's play spaces and local countryside walks on the doorstep.

Directions

From Stroud take the A419 past Marling School over the roundabout onto the Westward Road. The property is on the right just before the lights with the Greenaways Junction opposite.



Hunters Stroud GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Enclosed Porch
Door into hallway.

Hallway
Encased radiator, wooden front door with stained leaded glass panel over, staircase to the first floor.

Sitting Room/Dining Room
24'2" 13'3" max
Engineered wood parquet flooring, two open fireplaces with hearths and mantles, picture rail, two radiators, alcove cupboard with shelves and lights, double glazed window to the rear garden, sash windows to the front with plantation style shutters, two doors into the hallway.

Kitchen
16'6" x 7'7" not into bay
Light oak wall and base units with worktops, single bowl sink, wine racks, double glazed bay window to the side, slate tiled floor, double glazed French doors. Integrated dishwasher, undercounter refrigerator, slot in gas hob and electric oven range style cooker with extractor over. Door with staircase down to the cellar rooms, door to the sitting room/dining room.



Utility

7'2" x 5'9"

Slate floor, plumbing for washing machine with space above for a tumble dryer, space for fridge freezer, shelving, half glazed door to the side, double glazed window, door to the shower room.

Shower Room/WC

7'3" x 5'0"

Comprising a wash basin with storage, WC, corner shower, radiator, double glazed window to the side, recessed lighting and wall lights.

Front Cellar Room/Media Room

15'4" x 11'1"

Double glazed window to the front, fixed double glazed window to the side, wall lights, radiator.

Rear Cellar Room/Study

12'0" x 11'3"

Radiator, cupboard with gas meter, wall lights.

First Floor Landing

Doors to....

Master bedroom

14'7"max x 11'7"

Double glazed window to the front with shutters, cast-iron fireplace with mantle, wall to wall fitted wardrobes.

Bedroom 3

12'1" x 10'4" to alcove

Painted floor, double glazed window, cast-iron fireplace and mantle, cupboard to side of chimney breast.

Bathroom/Shower Room

16'3" max x 7'7" max

A large bathroom with sweet to include a roll top bath with telephone style taps, wash basin with storage cupboards and a display top, corner shower, WC with cupboards alongside, extractor, recessed lighting, double glazed window, double radiator, deep airing cupboard with gas fired boiler.

Top Floor Landing

Loft access, airing cupboard with shelving, part opaque arched fixed window.

Bedroom 2

16'8" max x 11'8"

Double glazed window with view to Selsey church, double radiator, cast-iron fireplace with mantle.



Bedroom 4
 12'1" x 10'4"
 Double radiator, double glazed window to the rear, cast-iron fireplace with mantle.

Outside

Front Garden
 Set back from the road and laid to grass. Shrubs to the left-hand side and steps to the enclosed porch with wisteria climbing. Gate leading to the side return of the house.

Rear Garden
 A metal gate leads to the side return of the house leading to a secondary wooden gate and bin area. There is an area laid to crushed stone with pond,

outside PowerPoint, a selection of mature shrubs and plants. A path leads to the lawn with planted borders either side and a top terrace area.

Tenure
 Freehold

Council Tax Band
 Cainscross Parish Band C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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Viewing Arrangements

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