





Bourne Lane,  
Brimscombe,  
Stroud, GL5 2RP

£440,000

3 2 2 D

Hunters Stroud are delighted to offer this extended 3 bedroom semi-detached house with beautiful views across the Golden Valley. Internally comprising, an entrance hall, modern shaker style kitchen and study. To the lower ground floor a large sitting room/dining room with Morso multi fuel burner and extensive views. To the top floor, there is an extended master bedroom with tall ceilings, Juliet style balcony and ensuite shower room. Also a family bathroom and two further bedrooms. Externally, a large south facing garden can be found on 3 levels with wonderful views to the rear. To the front a small well stocked garden with integral store and parking area.





## 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 you 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](mailto:stroud@hunters.com) for a free valuation.

### Amenities

The house is well positioned and enjoys far reaching views across the valley, within easy access to both Minchinhampton and Rodborough Common and National Trust land. The local primary school can be found at the bottom of the hill along with a useful parade of shops on the A419 and local's public house. The A419 London Road leads into Stroud and out to Cirencester, both towns offering comprehensive shopping, leisure and schooling facilities. Stroud has mainline rail link to London, Paddington as well as Cheltenham and Gloucester.

### Entrance Hall

Engineered oak flooring, double glazed front door, staircase to lower and upper levels.

### Sitting Room/Dining Room 25'9" x 13'3"

Multi fuel burner to corner, engineered oak flooring, double glazed patio doors with glass panels either side. Double glazed window to garden, view across the valley over the garden.

### Kitchen 11'7" x 10'6"

A selection of Shaker style wall and base units with worktops over, solid Oak wood worktops. Electric double oven, 5 ring gas hob, extractor hood, space for fridge freezer, plumbing and space for a washing machine, Built in dishwasher, wine rack, one and a half bowl sink, wide double glazed window to the front, recessed lights, heated towel rail.

### Study 11'6" x 8'9"

Double glazed window, radiator.

### Split Level Landing

Single glazed window to side, radiator.

### Bathroom 8'0" x 6'0"

A suite comprises a panelled bath with telephone style taps and shower handset, wash basin to vanity unit, WC, radiator, shaver light and point, double glazed window with views across the valley.

### Bedroom Back 9'0" x 8'0"

Double glazed window with valley views, radiator, laminate flooring, currently used as an office.

### Bedroom Front 12'0" x 10'6"

Double glazed window to front. Radiator.

### Master Bedroom 21'6"x 8'6"

An impressive sized room, French doors and Juliet balcony, engineered oak flooring, tall ceilings, frosted window to the front aspect.

### En-Suite Shower Room 5'8" x 4'5"

Comprising a WC, wash basin, corner shower cubicle, heated towel rail, extractor, double glazed window to the front, shelved recess.

### Outside

#### Front Garden

An established garden with a variety of shrubs and plants. Steps to the parking area and door into an integral store with power and light.

#### Rear Garden

A long garden can be found to the rear on different levels. Starting with a full width patio with pergola and grape vines climbing. Fantastic views across the valley, outside tap. Wide steps lead down to a lawn with surrounding shrubs and plants and further steps lead down to a larger lawn area with shed to the left and green house to the right. A central pathway leads to the bottom of the garden where established trees to include Bramley apple, other apple trees and Victoria plum trees can be found along with further shrubs.

### Parking

There is off-road parking in front of the property.

### Council Tax Band

Thrupp Parish Band C

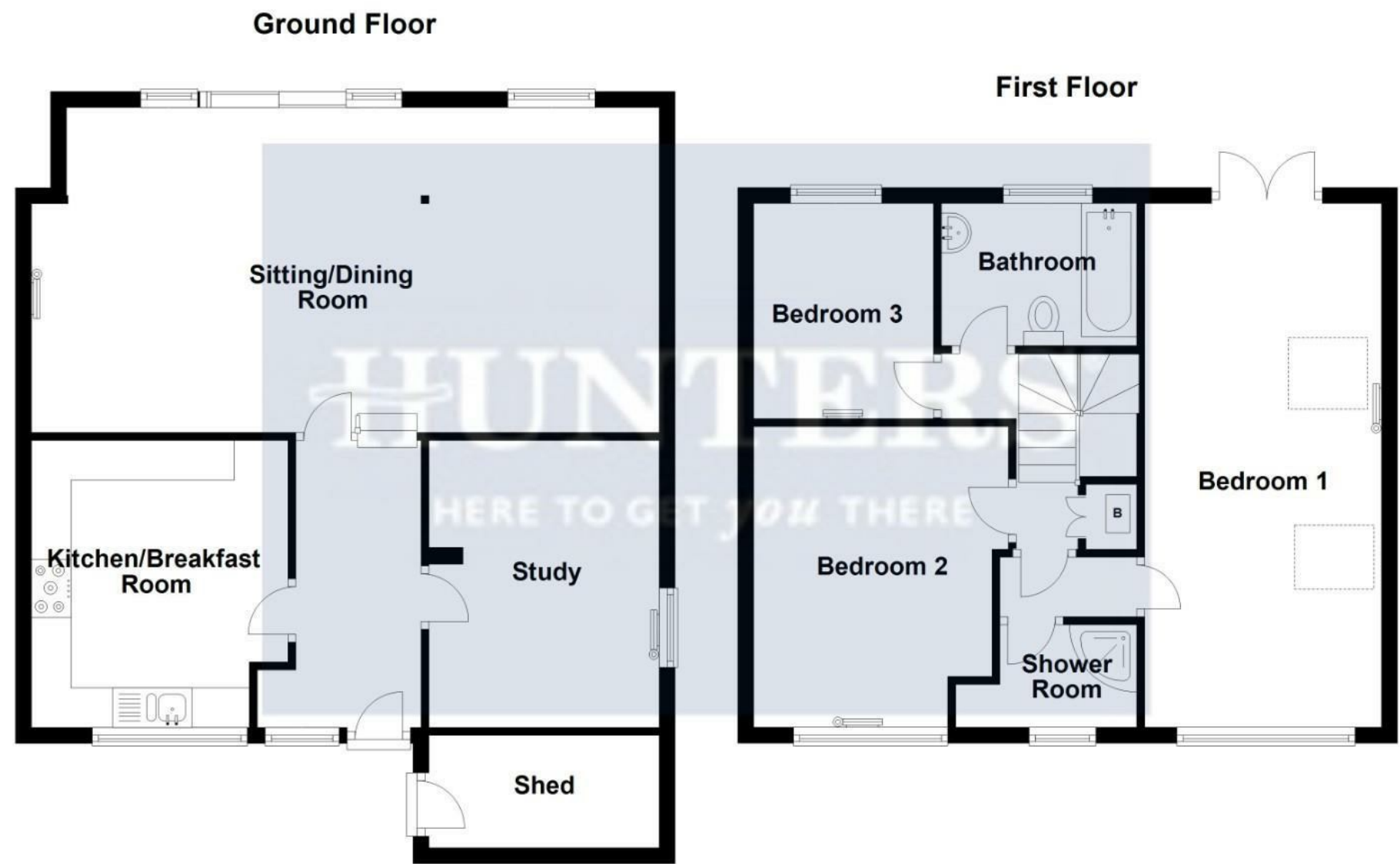
### Tenure

Freehold

### Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Tenure: Freehold  
Council Tax Band: C



Total area: approx. 115.8 sq. metres (1246.3 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.

- 3 Bedroom Semi-Detached House
- Large Master Bedroom With Ensuite Shower Room
- Family Bathroom
- Large Mature Garden With Valley Views
- Shaker Style Kitchen
- Off Road Parking
- 25'9" x 13'3" Sitting Room/Dining Room
- Study
- EPC Band D (68)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      | 79        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.