



**10 Brookside Cottage, Inchbrook, Stroud, GL5**

**Asking Price £399,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# 10 Brookside Cottage, Inchbrook, Stroud, GL5

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For those who want to enjoy the outdoor life then this property with this large garden could be for you! The garden is divided into 2 areas the first area for the family to enjoy with a swimming pool to the rear and the second area for planting and growing vegetables with raised planters and various sheds for storage. Internally the property comprises charm and character over 3 floors to include: A large through/lounge dining room with tall ceilings, a kitchen breakfast room and a garden room with bar. incorporated. To the first floor there are two double bedrooms one of which gives access to the Jack and Jill bathroom. To the first floor: A larger bedroom with low ceilings can be found with wonderful views over the garden. The property is well placed, set back from the Bath road which gives access to both Nailsworth and Stroud with all the amenities it has to offer. There is private parking for 2 cars by arrangement with Dunkirk Mills.





#### Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. 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

Nailsworth which has become an increasingly popular shopping destination within the Stroud Valleys, benefiting from a large and comprehensive selection of specialty shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this, the town benefits from three supermarkets and free parking. There are excellent state and private schools within the area, and Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles), Stonehouse (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

#### Directions

Take the A46 Bath Road Out of Stroud. Parking can be to the right of the second entrance into Dunkirk Mills if coming from Stroud. If you go past the petrol station



you would have gone too far. If you park up, and walk along the lane with the field gate on the right and the black Dunkirk Mills sign to your left, pass in front to the right of the cottages and follow the stone path to number 10.

#### Lounge/Dining Room

24'6" x 15'5"

Two double glazed windows with seats to the front, wood burner with brick surround, laminate flooring, staircase to the first floor. Two double radiators, double glazed door and window to garden, tall ceilings, secondary electric fire with mantle, display ledge, steps leading to the kitchen breakfast room.

#### Kitchen Breakfast Room

12'4" x 11'9"

With a 12ft tall ceiling and feature beams. A selection of all and base units with worktops over, space for tumble dryer and washing machine, integrated dishwasher and a range style cooker with electric ovens and an eight ring gas hob with stainless steel extractor hood over. Opaque double glazed window with deep stone sill, double glazed window to the side, display cabinet, breakfast bar and door to conservatory/garden room.

#### Garden Room/Conservatory

13'0" x 12'7" max

With bar to corner, drinks cooler, wooden double glazed windows and single glazed double and single doors onto the garden.



**Landing**  
Double radiator, fixed double glazed window, deep sill and staircase to the top floor.

**Bedroom 1**  
12'1" x 10'4"  
Double glazed window with deep sill to garden, ceiling beam, door to Jack & Jill bathroom.

**Jack & Jill Bathroom**  
11'8" x 5'7"  
Spa bath with shower over, WC, pedestal basin, heated towel rail, double glazed window with deep tiled sill, boiler cupboard with combination boiler

**Bedroom 3**  
10'9" x 9'3"  
Double glazed window with deep sill to front, radiator, ceiling beam, wardrobe/storage cupboard.

**Top Floor Landing**  
Door to bedroom.



**Bedroom 2**  
17'7" x 13'0" max  
Two double glazed windows to the side, one large double glazed window overlooking the garden and an additional window looking towards Dunkirk Mills. Ceiling beams, recessed lights, 2 radiators, walk-in wardrobe with lighting.

**Outside**

**Gardens**  
Located to the front is an area of grass. To the rear is a large garden with side gate. Adjacent to the property is a decked area with steps down to a slightly lower area of garden which is laid to grass with surrounding shrub beds and an outdoor circular pool. There is an area late to stones to the side of the property and a small wooden store. A wide stone pathway leads to a trellis arbour where a covered well can be found and a large vegetable garden with raised planters. There is a corner shed, an area for chickens, a larger shed to the rear left-hand corner and a smaller potting shed to the right. A further opening leads into a smaller area. Alongside the garden and cottage is a communal pathway for Dunkirk Mills/cottage residents which runs alongside the stream and leads to a wild life sanctuary/lake.

**Parking**  
Parking can be to the right of the second entrance into Dunkirk Mills if coming



from Stroud. If you go past the petrol station you would have gone too far. There is private parking for 2 cars by arrangement with Dunkirk Mills for £670 per year.

You have a right of access in front to the neighbouring cottages, follow the stone path to number 10.

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.

Council Tax Band  
Band C

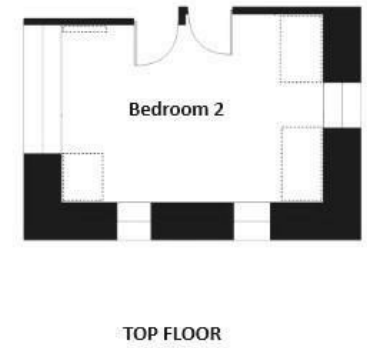
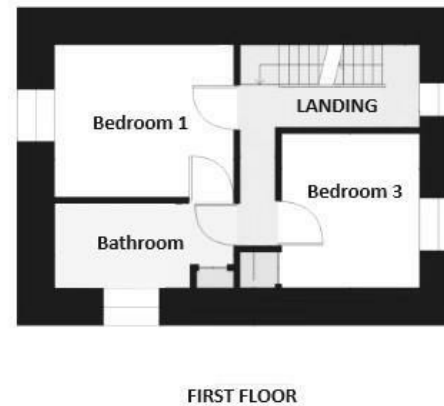
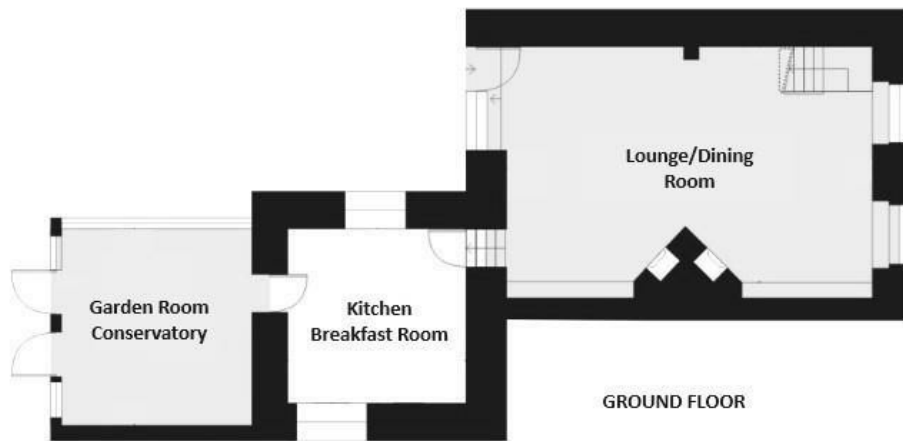
Agents Notes Right Of Access

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>47</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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**

Strictly by prior appointment only through the agent Hunters  
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