



Orchard Lane, Brimscombe, Stroud, Glos, GL5 2QS

Asking Price £650,000

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We are delighted to offer this four double bedroom detached family home with additional one bedroom annex alongside. The property is approached through five bar gates and provide off-road parking for several cars. Internally, to the main house the property boasts and impressive kitchen dining/family room with many built-in appliances, underfloor heating and lots of storage. Alongside it is a 25 foot long sitting room which could be divided into two rooms quite easily if required. There is also a utility area, and a shower room with WC. To the first floor a landing leads to 4 double bedrooms and the main Family bathroom with an impressive white suite. views across the valley can be had from the front of the property. The former garage was adapted into an annex, comprising a sitting room/bedroom/kitchen area and a shower room. The garden is very private giving access to the front of the property via gates to both sides of the house.





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 for a free valuation.

Directions

From Brimscombe Hill, turn right into Orchard Lane where the property will be found being the first house on your left behind double gates.

Entrance

Area for coats, matting, opening to kitchen dining room.

Sitting Room

25'1" x 12'6"

A large room which could be divided to create two if needed. Double doors to the kitchen dining room, coving, French doors with panels either side to the rear garden, double glazed window to front with views in the distance. Wood burner, central ceiling lights and picture light.

Kitchen Dining Room

22'1" x 20'0" max

A large family area incorporating the kitchen area, dining area and utility area. With a selection of fitted wall and base units with worktops over. Integrated dishwasher, one and a half bowl sink with mixer tap, a two ringed gas hob



alongside an induction hob, microwave/oven and traditional oven alongside. Extractor hood, tall larder style refrigerator and freezer. There is a breakfast bar able to accommodate six people, pull out corner storage cupboards, saucepan drawers and lighting to include under cupboard lighting, plinth lighting and pendant lighting over-the-counter top. Window to garden and door to side of house leading to annex. To the dining area a wall of storage cupboards, a wide double glazed window with valley view, designer radiator. Also a utility area with plumbing for washing machine and space for a tumble dryer above. There is a tiled floor with underfloor heating in this area.

Shower Room

6'9" x 3'9"

With a corner steam/shower, wash basin with storage beneath, WC, tiled floor, downlighting, opaque double glazed window, designer heated towel rail/radiator, extractor.

First Floor Landing

Airing cupboard, double glazed window with a view to the valley. Doors two bedrooms and bathroom.

Master Bedroom

12'6" x 12'0"

Double glazed window with valley view, radiator.

Bedroom 2

12'8" x 10'8" max

Double glazed window with valley view, radiator.



Bedroom 3
12'9" max x 10'9"
Double glazed window to rear garden, radiator.

Bedroom 4
12'6" max x 12'8"
Double glazed window to rear garden, radiator.

Family Bathroom
11'8" x 5'3"
Modern suite comprising a deep bath with mixer tap and shower handset. Wide rectangular wash basin to counter top with storage drawers beneath and shelving. WC, changeable ceiling lights from warm to cool lighting, opaque double glazed window, tall designer radiator, part tiled walling.

Outside

Annexe To Include

Former Garage Conversion To Annexe
A very flexible and additional space which could be used as a granny annex or work from home office. The bedroom/sitting room with kitchen to one and has a double glazed window and door to the front with blinds Incorporated. There are additional windows to the sides. Electric heater, additional electric log effect wall



heater and built in the wardrobes with hanging and shelving space. The kitchen area has a deep pullout cupboard, breakfast bar, space for fridge freezer, circular sink with mixer tap, corner cupboard, hatch into loft and door to shower room. The shower room has a wash basin, encased system WC, wide shower cubicle, heated towel rail, single glazed window to the rear, extractor.

Driveway/Front Garden

Located to the front of the house and annex is a driveway laid to crushed stones providing parking for several cars and approached through double gates. There is an outside lighting, access gates to both sides of the house and a lockable side shed.

Rear Garden

Are you very private rear garden the majority of which is laid to decking. There is an outside tap, outside lighting, access gates to the front garden, covered area by the kitchen door. Door to annex and double power point.


Tenure
Freehold

Council Tax Band
Band E

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

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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