

# HUNTERS®

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## Paganhill Lane

Stroud, GL5 4JW

Asking Price £290,000



Council Tax: B





# Sunnymead Brewery Yard, Paganhill Lane

Stroud, GL5 4JW

Asking Price £290,000



## Hunters Win GOLD Again

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.

## Description

Hunters Estate Agents Stroud are delighted to present to the market this deceptive 2 bedroom home, situated in this tucked away no through road in Paganhill location looking out over allotments.

The accommodation is thoughtfully arranged and comprises: a useful entrance porch, entrance hall, a cosy living room featuring a working log burner, a generously sized dining room opening into a well-appointed kitchen positioned at the rear of the property. Also a versatile, shower room/WC/Utility. To the first floor, there are 2 double bedrooms and a newly refurbished, contemporary family shower room. The second floor has been adapted by previous owners to serve as an additional usable space, however, it has not been formally approved under building regulations. Externally, the property boasts a substantial rear garden arranged over three tiers, incorporating a patio, gravelled areas, and raised planting beds, all gently descending towards a small stream. To the front, the home enjoys a pleasant outlook over nearby allotments and benefits from off-road parking directly outside the property. Viewings are by appointment only.

## Amenities

### Porch

Tiled floor, double glazed door to entrance hallway.

### Hallway

Radiator, staircase.

### Sitting Room

Double glazed window looking out to be allotments to the front, radiator, wood burner to chimney breast, picture rail, coving, ceiling rose.

### Dining Room

Opening into the kitchen, higher level meter cupboard, shelved under stairs area with cold water feed and opaque double glazed window. Door to shower room/WC.

### Shower Room/WC/Utility

Comprising a corner shower, WC, stainless steel sink set to a base unit with mixer tap. Plumbing and space for a washing machine, space for a tumble dryer, additional wall units, heated towel rail, exposed floorboards, opaque double glazed window.

### Kitchen

Selection of wall and base units with built-in dishwasher, Bosch electric double oven and grill, induction hob with extractor over, space for a fridge freezer, double glazed door and window to the rear garden. Belfast sink with a mixer tap, wooden work tops.

### First Floor

Double glazed window to the rear garden, radiator, cupboard housing a valiant gas fired boiler with shelving. Under stairs storage area, 1930s doors leading to the bedrooms.

### Bedroom 1 (Rear)

Double glazed window with view to the rear, radiator, cast iron fireplace, lovely view over the garden.

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### Bedroom 2 (Front)

Double glazed window to the allotments, radiator, under stairs cupboard. Not measured into the door recess.

### Shower Room

Comprising a full depth shower cubicle, WC, pedestal basin, opaque double glazed window to the front, heated towel rail in chrome, recessed lighting, coving, wood effect vinyl flooring.

### Top Floor

#### Attic Space Via Staircase

Accessed via a staircase from the landing. A wonderful space with roof window and blinds, eaves for storage, exposed timbers.

### Outside

#### Parking

Located in front of the house.

#### Rear Garden

A long established garden with an outside tap to the rear of the house. A paved top terrace gives access to the side of the house with 2 gates lead to the front of the property. A wonderful outlook can be had over

the garden with steps down to a formal landscaped garden with colourful Acer tree, stone and slate sleeper beds, small pond and further sleeper borders with a variety of shrubs incorporated. A stepped pathway continues down to a concrete and paved seating area with metal gate and iron railings leading. To the rear of the garden which is a greenhouse and pergola, with access to the stream at the very bottom.

### Council Tax Band

Band B

### Tenure

Freehold

### Agents Notes

Please note there is much potential to extend the property as the neighbours have done subject all the usual planning consents and permissions being granted.

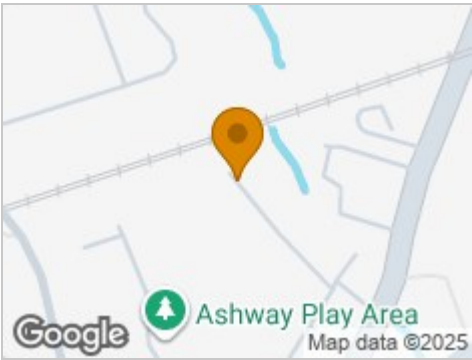
### Social Media

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





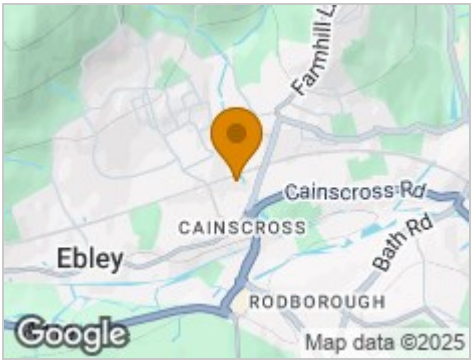
Road Map



Hybrid Map



Terrain Map



Floor Plan

Sunnymead Brewery Yard,, Paganhill Lane, Stroud, GL5 4JW, GB



**Ground Floor**

Kitchen  
3.66m x 2.74m  
(12' 0" x 9' 0")

Dining Room  
3.56m x 2.74m  
(11' 8" x 9' 0")

Sitting Room  
3.96m x 3.66m  
(13' 0" x 12' 0")

Hall

Shower Room  
3.66m x 2.74m  
(12' 0" x 9' 0")

Porch

**First Floor**

Bedroom 1  
3.66m x 3.35m  
(12' 0" x 11' 0")

Bedroom 2  
3.66m x 2.64m  
(12' 0" x 8' 8")

Landing

Shower Room

**Second Floor**

Attic  
4.70m x 4.70m  
(15' 5" x 15' 5")

Total floor area: 109.2 sq.m. (1,175 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

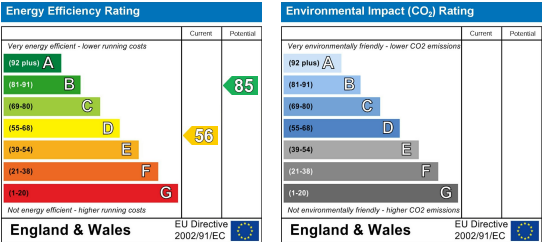


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Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.