



Old Hospital Lawn, Stroud, Gloucestershire, GL5 4GA

Asking Price £425,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



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Hunters are delighted to offer to the market this 4 bedroom stylishly presented town house. The Development was designed in the grounds of the former Cashes Green hospital by Kevin McCloud. The property briefly comprises:  
To the ground floor: An entrance hall giving access to a deep 24 ft deep garage with tall ceiling and door opening.  
To the next level a utility/WC. On the first floor landing a kitchen dining room can be found being open plan and leading to the sitting room. Located off of the kitchen dining room is a balcony looking over the front. To the second floor, there are storage cupboards and access to bedrooms 3,4 and the family bathroom and master bedroom with ensuite. To the top floor a generous second bedroom which could equally be used as the master bedroom if preferred. The garden is landscape and designed with low maintenance in mind and to the front there is parking for one car. The property boasts tall ceilings and triple glazed windows, as well as an airflow system . viewings come highly recommended to avoid disappointment.





#### Hunters 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

Cashes Green is adjacent to Cainscross and is within easy proximity of the local Co-op supermarket, post office and a number of other local shops. Schooling is convenient to with nearby Foxmoor Primary school. Archway Secondary School, Marling Grammar for Boys and Stroud High for Girls all being accessible. Stroud centre offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington, whilst Cainscross itself has bus routes and it is also convenient to get to junction 13 of the M5. A short drive will take you to Sainsbury's Supermarket along with Selsley Common offering excellent dog walking territory and further possibilities for outdoor recreational pursuits.

#### Directions

The property is located by leaving Stroud in the direction of the M5 motorway. On reaching Cainscross Roundabout take the second exit onto Westward Road. At the traffic lights turn right signposted to Cashes Green and Randwick. As you go over the railway bridge you continue over the mini roundabout and Old Hospital Lawn can be found on your left hand side. Take the second turning in and you will see the property on the right.



#### Hallway

Tiled floor, staircase, radiator, shelved storage covered, door to garage, stairs to the first floor.

#### Half landing

Staircase to the first floor, door to WC/utility room.

#### WC/Utility Room

5'7" x 4'9" plus 5'7" x 3'6"

Starting with the WC area with suite in white comprising a pedestal wash basin, close coupled WC, tiled floor and pocket door leading to the utility area with plumbing for washing machine and space for a tumble dryer on top. Double glazed door to the rear garden.

#### First Floor Landing

Doors to....

#### Kitchen Dining Room

19'9" max x 16'6" max

Comprising a gloss white range of wall and base units with square edge worktops to complement. Built-in fridge and freezer, induction hob and electric oven, stainless steel sink with mixer tap, stainless steel extractor over hob, plumbing for dishwasher, triple glazed window, wood laminate flooring, Tall French doors with shutter blinds leading to the front balcony terrace, double radiator.



**Balcony**  
 Located to the front with room for two chairs.

**Sitting Room**  
 17'9" max >13'5" x 10'5"  
 A few stairs lead down from the kitchen dining room into the sitting room, radiator, storage cupboard, double glazed patio doors and side vented panel alongside.

**Second Floor landing**  
 Staircase to the top floor, deep linen cupboard, shallow cupboard, roof window.

**Master Bedroom**  
 12'3" x 11'5" max >9'1"  
 Two triple glazed windows to the front, double radiator, door to en suite.

**En-suite**  
 9'1" x 5'1"  
 Comprising a three-piece suite to include a shower cubicle, pedestal basin, WC, electric chrome heated towel, shaver point, opaque triple glazed window.

**Bedroom 3**  
 12'0" x 9'1" max >7'9"  
 Triple glazed window to the rear, radiator.



**Bedroom 4**  
 8'7" x 8'1"  
 Triple glazed window to the rear, radiator.

**Bathroom**  
 9'1" max x 6'9" max  
 Comprising a suite to include a WC, wash basin with tiled splashback and surround, panelled bath with shower over and glass screen, electric heated towel rail in chrome, light tube, shaver point.

**Top Floor Landing**  
 Walk-in loft storage area with gas fired boiler and air circulation MVHR unit.

**Bedroom 2**  
 19'8" max x 13'2" max  
 This room could also be used as the master room comprising: a built-in triple wardrobe, double radiator, roof window with distant value views, built-in storage cupboard and tall pitched ceilings.

**Driveway/Front Garden**  
 Incorporating the driveway with pathway to door and shrubs to the side.



**Garage**  
24'1" x 9'7"

A taller deeper garage than normal with an up and over door, two storage cupboards, light and power, not measured into recess.

**Rear Garden**

Landscape with low maintenance in mind incorporating a porcelain tiled nonslip patio, artificial lawn, sleepers, gate to the rear, gas and electricity metres, within a fenced surround.

**Tenure & Ground Annual Charge**

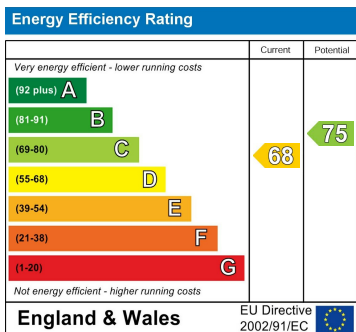
Freehold. £130 per quarter. There are further visitor parking spaces on site.

**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 D



**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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Total area: approx. 184.4 sq. metres (1985.4 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.

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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