



ESTATE AGENTS  
OF  
GLOUCESTERSHIRE







# LAUREL VILLAS, 7 NELSON STREET, OLD STROUD, STROUD, GL5 2HL

## *The Property*

What a stunning example of a period home that has undergone modernisation and restoration over the years and offers so much for so many different families. The property gushes incredible character that seamlessly comes together with modern living space. Located in Old Stroud a short walk from Stroud centre and station..

Internally, you lead into a very pretty snug with period fireplace. A central hallway provides access to sitting and family room. A day room having French doors opening to the garden and sun terrace. A spacious boot room, a utility room and a downstairs cloakroom. A beautifully presented fitted kitchen and breakfast room perfect for that Sunday lunch with all the family. Opening to the terrace and garden.

Access to the first floor from two staircases one to the front and one from the rear both lead to a delightful L shaped landing. This floor provides Four double bedrooms a dressing room/home office. A family bathroom and separate shower room. Two further staircases lead to the next floor. Two further double bedrooms and a stunning landing with exposed open beams and steps leading into the Master suite complete with relaxing sitting room area open plan to the bedroom. A lovely en-suite bathroom. This is the perfect relaxation space at the end of a busy day with roll top bath surrounded by exposed timbers.

Throughout the property you will see a wealth of exposed beams, stonework and fireplaces, mullion stone surrounding the windows. We are informed the original house was built in the early 18th century and extended in the 19th century. The property offers modern living combined with a wealth of history. Time has been taken to sympathetically restore this charming home over the years.









# Outside

## Outside

The gardens are to the side of the property and offer privacy and great social space. A lovely sun terrace outside the day room and kitchen, perfect space for entertaining. A path leads to what feels like a secret garden, wealth of planting and a very lifelike artificial grass lawned area with further sunken terrace with views across Stroud. All designed with ease of maintenance, Steps and gate provide access to the driveway with parking for four cars to the rear. Further gate to the front of the property.



## Useful Information

**Tenure:** Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band F and EPC rating D









## Location

This property is located in the heart of Old Stroud, known locally to offer a wealth of character properties, and is considered a very desirable area convenient to the town and railway station. A short walk into town, Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Has been described as "The Covent Garden of the Cotswolds".

Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the indoor Five Valleys shopping centre is a fantastic attraction. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park.

Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

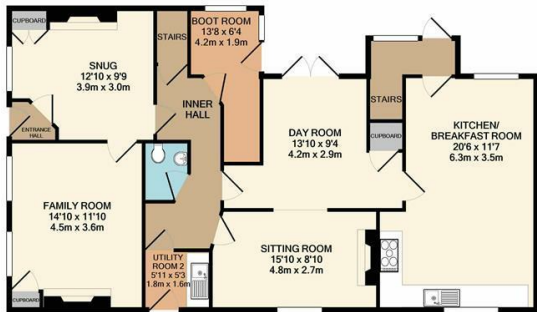
Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse. Good transport links with London Paddington by train and Bath and Bristol by car.



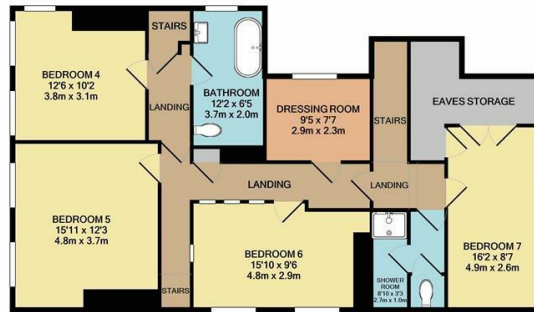
## Directions

From the Ecotricity roundabout take first exit towards Cirencester (Dr Newtons Way). At the roundabout take the first exit onto London Road passing Waitrose on your left hand side. Continue to follow the London road to the next island and turn right onto Cornhill. Up the hill to a small island and turn right into Nelson Street. You will see the property after a very short distance elevated on the left hand side. Denoted by our for sale board. Parking for the property is tucked away to the rear. Continue past the property take the first turning on the left into Acre Street, after a short distance you have Wesley Court on the left. Turn into and follow through the development to the back of the building and you will arrive to the back of Laurel Villas. You have private parking for four cars on your right hand side, conveniently located close to the garden gate.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1110 SQ.FT.  
(103.1 SQ.M.)

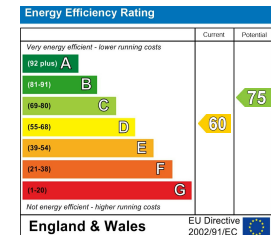


1ST FLOOR  
APPROX. FLOOR  
AREA 1070 SQ.FT.  
(99.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 584 SQ.FT.  
(53.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2864 SQ.FT. (266.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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