



*A* ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE



# THE LAWN , BISLEY ROAD, OLD STROUD, GL5 1HL

## *The Property*

Set in the most picturesque setting with wonderful views across the valley. This three storey detached family home takes centre stage on an elevated plot tucked away off the Bisley Road, such a secluded location.

The property is situated within a few minutes drive or a leisurely walk to all Stroud has to offer.

We understand the property was built in the 1850's in Cotswold stone, the grounds are believed to be in the region of a fifth of an acre (this is an approximate and has not been measured). The Lawn provides accommodation over three floors and was extended 18 years ago.

The current owners have enjoyed the property as a family home for some 40 years.

On approach, parking for two cars with steps leading to the property, having grounds to the front with a secluded sun terrace to take in the views.

Internally access is via the garden room with a door leading directly into the entrance hall. Stairs to the first floor and doors to receptions.

The property benefits from an additional space that with a little adaption, could be a great granny annex/self-contained space if required. The accommodation provides a sitting room opening to dining area, bathroom and a large double bedroom with door to rear hallway of the house and access to rear terrace.

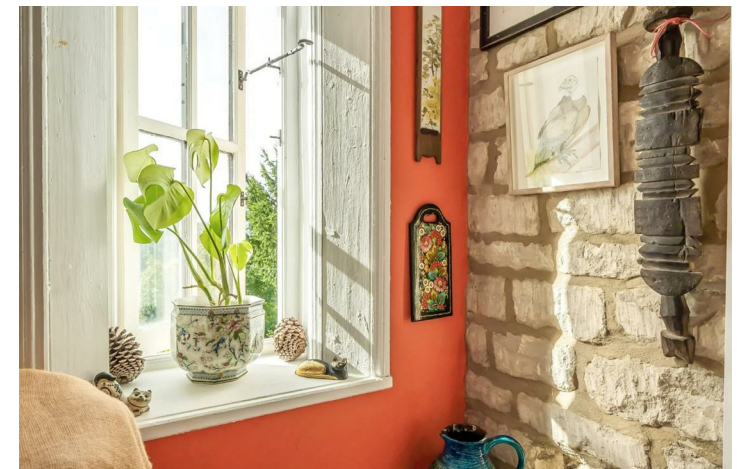
Breakfast family room is truly the heart of the house providing a wealth of natural light with windows to the front elevation, a perfect space for family gatherings open plan to the fitted Kitchen. Tiled flooring throughout with a door leading to the rear hallway. Fitted kitchen in a soft Wedgewood blue providing a range of base and wall mounted cabinets, with a freestanding Rangemaster multi fuel cooker taking center stage with space for further appliances. Belfast sink perfectly located to take in the view. From the rear hallway access to the utility room, downstairs bedroom and outside.

On approach to the first-floor landing you are greeted with natural light views to the front with a door leading to further receptions and door to the family bathroom. This landing is further complemented by exposed stonework with stairs going to the second floor.

Stunning sitting room having window to the front elevation, fireplace and oak flooring throughout leading in to a cosy snug with French doors to outside. A door leads to a home office/playroom having window to two elevations. From this room you lead into the most delightful studio, having window to both elevations with access to a wrap around terrace and balcony.

Second floor doors lead to four bedrooms and a family shower room.

We feel that any prospective purchaser needs to take into consideration some internal modernisation is required. We do feel that the property offers incredible versatile internal space over three floors.





# Outside

## Grounds

Gardens to the front provide a sun terrace where you can enjoy the beautiful back drop. A pathway to the side provides access to the rear of the property where there is an external staircase that leads up to the wrap around terrace. Further steps lead to the rear garden all laid to lawn on a slope with a wealth of mature trees providing an intimate space great for hide and seek.



## 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 D and EPC rating D



## Location

The property is situated just off Bisley Road, which is known locally as Old Stroud, within a short walk of the local theatre, Waitrose and a few convenience stores, not to mention Bisley House Bar and Grill in Middle Street and the well-regarded public house called the Crown & Sceptre, which holds many events.

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 newly completed 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 Beadesert 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 main London Road in Stroud that runs behind Waitrose store, a turning sits on the right if approaching from the island. This is called Field Road, follow to the top passing the hospital on the right hand side up to crossroads. Turn right onto Bisley Road and follow up the hill passing the cemetery on the right hand side. You will see a lane on the right hand side saying other numbers to include 132 Bisley Road, The Lawns. Turn into the lane and go down and the property is located on the left hand side about two thirds of the way down the lane. <https://what3words.com/helpers/jotting.longingly>



# Bisley Road, The Lawn, Stroud, GL5

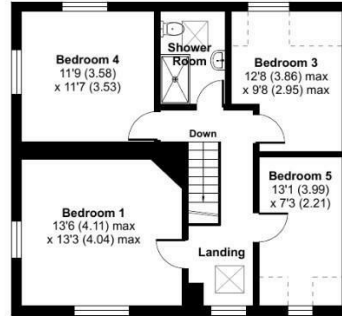
Approximate Area = 2593 sq ft / 240.8 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

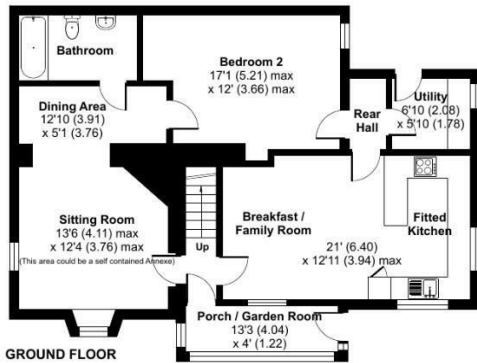
Total = 2626 sq ft / 243.8 sq m

For identification only - Not to scale

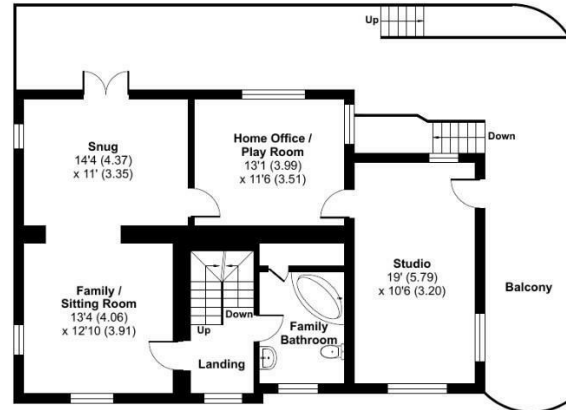
Denotes restricted head height



SECOND FLOOR



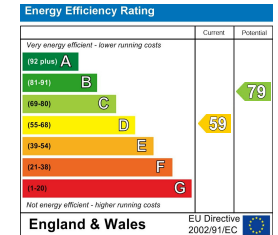
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for AJ Estate Agents of Gloucestershire. REF: 1029698



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