



A

ESTATE AGENTS
OF
GLOUCESTERSHIRE



COURT BANK LODGE, BUTTERROW HILL, BUTTERROW, STROUD, GL5 2LF

The Property

This is truly a lovely family home nestled on the hillside of Butterrow Hill with beautiful views across the valley to The Heavens and through the valley towards Thrupp. A detached re-constituted Cotswold stone two storey house. Situated in a lovely plot surrounded by fields.

On approach, the driveway leads to a detached double garage. Further driveway leads to the side of the house with parking for a wealth of cars if required. This property has been enjoyed by the current owners for 8 years, they have invested in all new triple glazing in a soft green throughout along with a new boiler, newly fitted kitchen with dual fuel range cooker, newly installed family bathroom and shower room.

Internally, steps lead to the front entrance directly into entrance hall. All bedrooms and bathrooms are on this level. Stairs lead down to the living space. A large master bedroom provides wonderful views across the grounds and the valley from three elevations complimented by two further double bedrooms both having lovely views. A stunning family bathroom and family shower room beautifully presented with soft colours, providing a modern feel with beautiful tiling and mirror lighting. A loft access that we believe subject to the correct permissions could be converted to create more bedrooms and a stairs case if required.

Stairs lead down to the living space directly into a large dining family room with open fireplace, access to the sitting room and fitted kitchen. Patio doors open to a delightful conservatory garden room which provides a wonderful view of the grounds and across the valley. Doors leads out to the terrace and grounds.

A large fitted dining kitchen with ceramic tiled flooring throughout, a wealth of base units combined with integral appliances, dual fuel range cooker and views of the grounds. Door leads into the boot room with great space and provides access to the garden. The living accommodation is completed by a large sitting room with a lovely fireplace surround with log burner inset and beautiful views, the perfect space for those cosy nights as a family all sat watching a film.





Outside

What an incredible plot. The driveway leads to a detached double garage with parking in front, access rights across the driveway to a paddock owned by local neighbour. The driveway continues to the side with steps and lawned area providing access to the front entrance.

The grounds to the rear have a raised terrace up to the garden and boot room, a lovely enclosed ornamental pond with paved surround and steps lead to lawned gardens with a wealth of mature trees, providing a wealth of privacy whilst enjoying wonderful views across open fields and the valley.

Magical at night where you appreciate the openness of the space and lights from other properties dotted across the valley. The driveway to the rear provides a wealth of parking and turning area.

A lovely family home offering a wealth of internal space and a fantastic garden for all the family to enjoy.



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 E and EPC rating D



Location

A tranquil location neatly tucked below Butterrow Hill, close to the historic Thames and Severn canal on the south eastern approach to Stroud. Fantastic walks along the waterside for miles and up Butterrow and nearby Rodborough common.

You can take full advantage of all Stroud has to offer. A short walk or cycle from the property to the town and railway. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts. The well-known weekly Farmers Market voted the best in the country and the indoor Five Valleys shopping centre; 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. 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 in Stroud.

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 and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away.

Stroud has good transport links with London Paddington by train and Bath and Bristol by car.



Directions

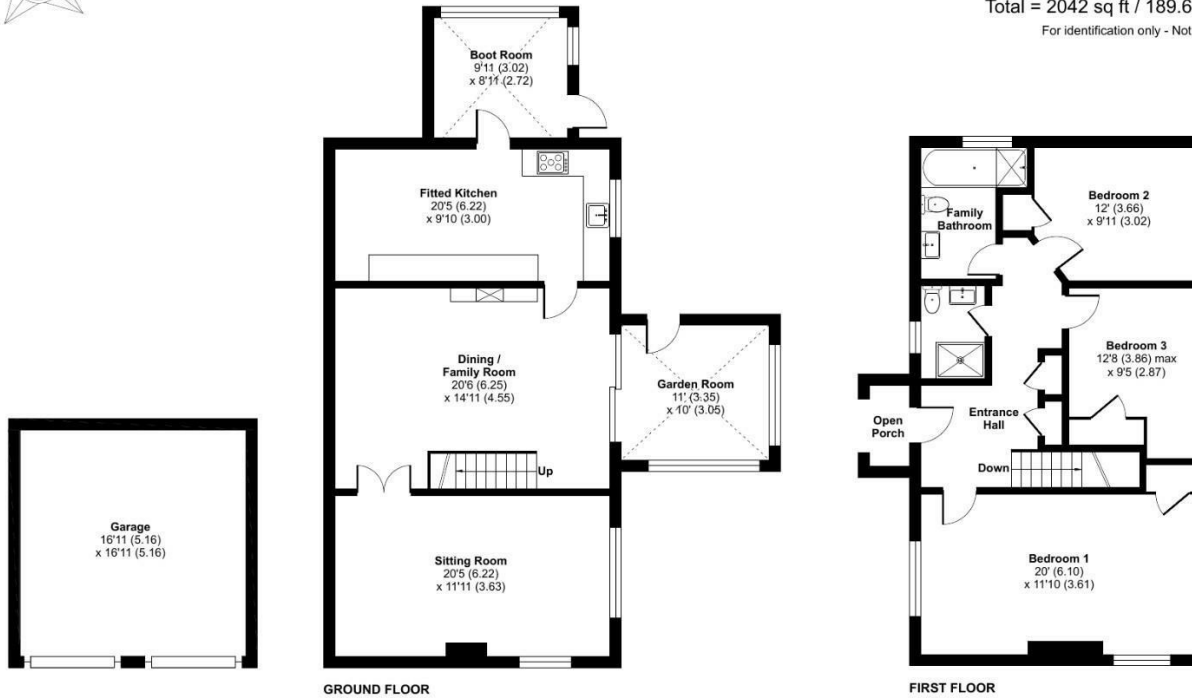
From the central island by Waitrose in Stroud, turn right onto A419 London road and follow a short distance, passing the petrol station on the right and continue to a set of traffic lights. Turn right onto Butterrow Hill, passing Eagle Mill Close and over the canal and follow up the hill. As the road straightens up you pass a door set within a wall, keep going and the driveway is on the left that leads to the property.





Butterrow Hill, Butterrow, Stroud, GL5

Approximate Area = 1753 sq ft / 162.8 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 2042 sq ft / 189.6 sq m
For identification only - Not to scale

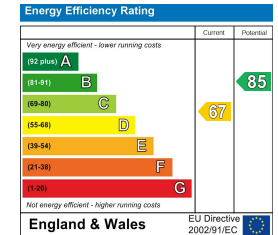


GROUND FLOOR

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: 1033580



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