



A

ESTATE AGENTS
OF
GLOUCESTERSHIRE



28 MIDDLE STREET, STROUD, GL5 1DZ

£595,000

The Property

This is a delighted example of a three storey five bedroom red bricked townhouse in the heart of Old Stroud. A short walk to all Stroud centre has to offer. The property has been restored in recent years and a blend of period features with modern living space works seamlessly to create a lovely home. Private gardens and parking to the rear.

Enclosed frontage on approach all paved and steps lead up to the entrance. Wonderful sash windows throughout, exposed floorboards, open fireplaces add to the charm of this home.

Entrance hall with a charming sitting room, bay window to the front, high ceilings, built in storage and bookshelves to the side of a lovely open fireplace. From the hallway stairs lead to the first floor.

A wonderful, fitted kitchen/dining and family room. This really is the hub of the home. Bi-fold doors open to the sun terrace with lovely garden views. A range of base units with wooden worktops. Perfect space for dining and sofa space where all the family can gather.

A door leads to the cellar, steps lead to the cellar with a cloakroom with WC on approach. The cellar offers great space and flagstone flooring.

To the first floor a master bedroom to the front with two windows provide a wealth of natural light, exposed floorboards and wooden panelling to the walls with a range of built-in wardrobes. A further double bedroom on this floor with garden views. A lovely four-piece family bathroom with a roll top taking centre stage and wet room area. Perfect for a busy family.

Further staircase leads to the floor above, having a laundry room and three further bedrooms.

A stunning family home that is beautifully presented throughout, convenient to all Stroud has to offer. Private gardens provide a great social space for the whole family to enjoy, rear gate to private parking at ease for two cars.





Outside

Gardens

The gardens are delightful and so private, from the kitchen the Bi-folding doors open the expanse of the terrace to a very intimate sun terrace with recessed seating built into the wall. Perfect entertaining space with a wealth of planting. Step up to a raised paved terrace perfect for bistro table and chairs.

Steps leading to tiered lawns, with walled boundary to one side with raised borders providing a wealth of planting. A further lawned area above, willow style fencing encloses perfect area to create a further private area to the front of the summer house.

Steps lead to a rear gate with a lovely surprise to the rear with parking at ease for two cars.



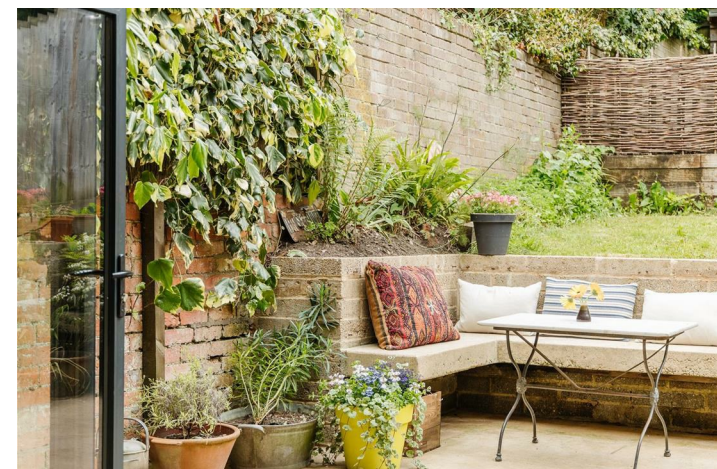
Useful Information

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 E





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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. Follow the road up and it becomes Middle Street. The property can be found half way up the road on the left hand side. Parking to the rear for two cars at ease.





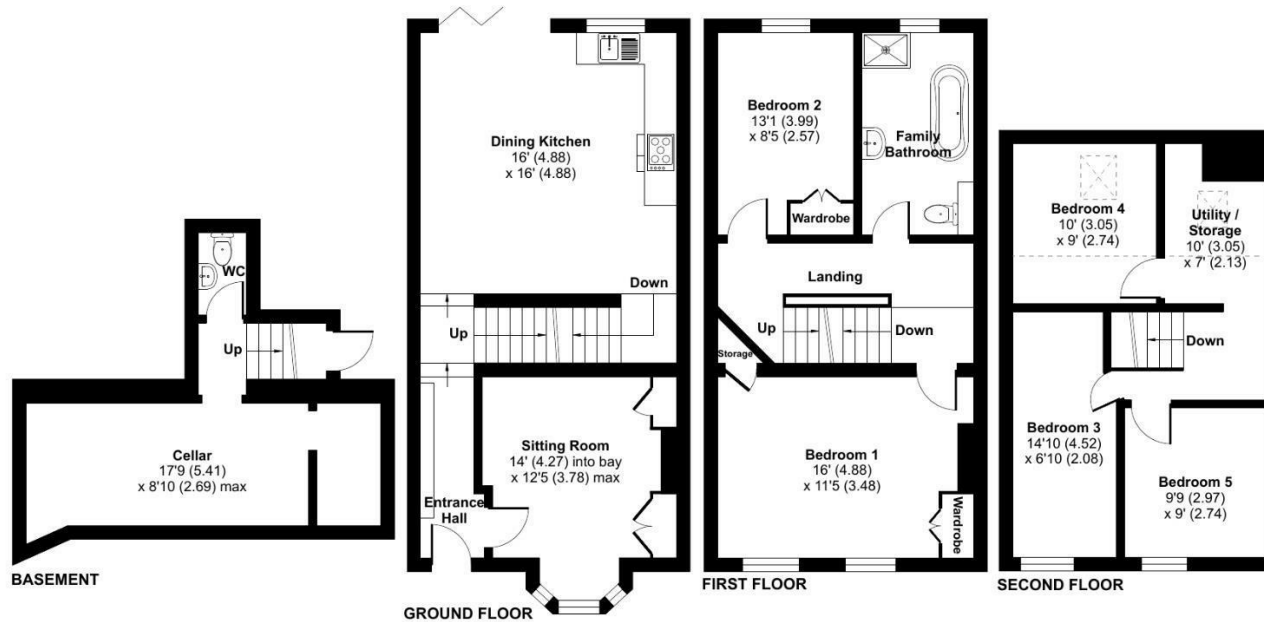
Middle Street, Stroud, GL5

Approximate Area = 1591 sq ft / 147.8 sq m

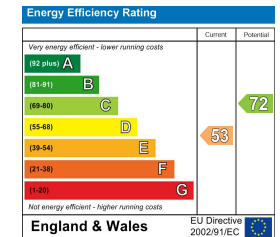
Limited Use Area(s) = 112 sq ft / 10.4 sq m

Total = 1703 sq ft / 158.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for AJ Estate Agents of Gloucestershire. REF: 1138816



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