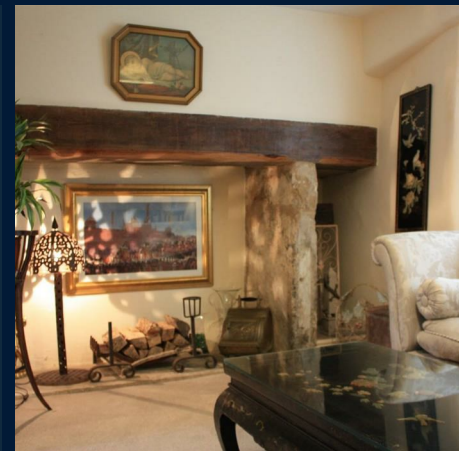


DISCREETLY MARKETED

Shhh...
*We have a property
being discreetly
marketed*



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

DISCREETLY MARKETED OLD STROUD, STROUD, GL5 2HL

Offers over £725,000

Description

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. Unique as a home in this part of Stroud with parking for four cars to the rear. Views from the first and second floors.

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 terrace and gardens. A spacious boot room, separate utility room and a downstairs cloakroom. A beautifully presented fitted kitchen 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 stunning 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 understand from the owners 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 enclosed grounds to the side of the property provide a paved terrace perfectly located to the kitchen and day room with seating area. You then follow the path to what feels like a secret garden, with an AstroTurf lawn, a wealth of planting and a path leads to a further sunken terrace with views across Stroud. All designed with ease of maintenance.

This is a very special house and has been enjoyed for some years by our clients and their family. Steps and gate provide access to the driveway. Further gate leads to the front of the house. Offered to the market with NO ONWARD CHAIN.

- Stunning Grade II listed three storey detached family home
- Wealth of character, perfect space for working from home
- Fitted kitchen breakfast room, utility, boot room
- Master suite with en-suite and sitting room area
- Private gardens with lawn, terrace and parking for 4/5 cars
- Beautifully presented and maintained throughout,
- Perfect accommodation for a family & grandparents together
- Four receptions with beautiful fireplaces, two staircases from the ground floor
- Six further bedrooms, Shower and Family bathrooms
- Walking distance to Stroud High Street & Train Station





Location & Amenities

This property is located in the heart of Old Stroud, known locally to offer a wealth of character properties, and 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". Well-known centre for arts and crafts. The weekly Farmers Market voted the best in the country and the newly completed 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. 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. Good transport links with London Paddington by train and Bath and Bristol by car.



Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

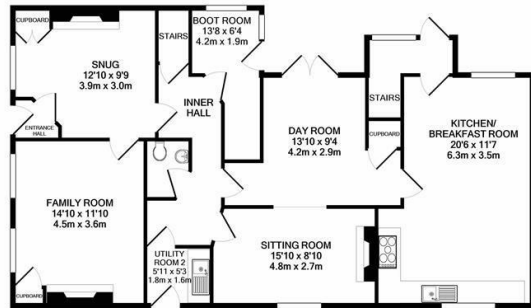
Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

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

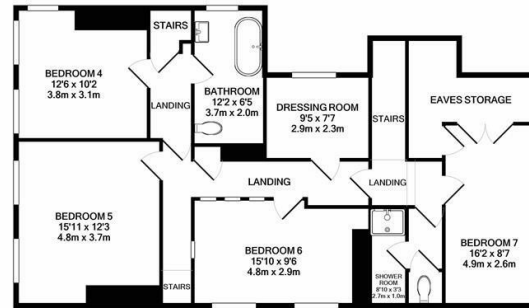
Directions

Available on Request

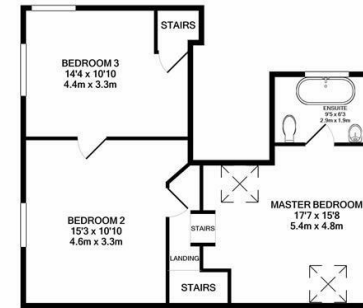




GROUND FLOOR
APPROX. FLOOR
AREA 1110 SQ.FT.
(103.1 SQ.M.)



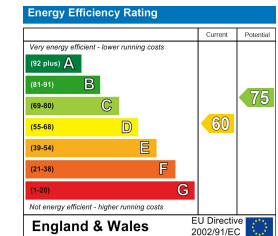
1ST FLOOR
APPROX. FLOOR
AREA 1070 SQ.FT.
(99.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 984 SQ.FT.
(91.5 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 plans contained here, 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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01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove



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