



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



PARKSIDE, PARKEND, STROUD, GL5 4BB

£425,000

The Property

A detached bungalow situated in the picturesque setting of Parkend & Puckshole. Convenient to all the local amenities at Paganhill & Cashes Green along with a short distance to Stroud. The location provides woodland wonderful views, incredible landscaped tiered gardens and amazing walks in every direction.

A well presented detached three bedroom bungalow offered to the market with NO ONWARD CHAIN. The current owners have enjoyed for over 40 years and brought up there family here and made many memories with their three generations.

It is fair to say from the front the property is very deceptive and cannot be appreciated fully until you go inside. The gardens provide a wealth of space for all the family to enjoy as well as providing an ease of maintenance and privacy.

On approach a five bar gate and wall lead to a private block paved driveway with parking for two/three cars with integral garage.

Internally leading directly into the entrance hall with oak flooring, doors to all bedrooms and shower room with an inner hallway to the sitting room, kitchen and conservatory.

Three double bedrooms all with a wealth of light. Bedroom one having fitted wardrobes and air conditioning with exposed one floorboards, bedroom two also having a range of fitted wardrobes and laminate flooring.

Family Shower room has a wealth of counter top space and built in cupboards with a large free standing shower cubicle, window to the side and finished in black laminate and black and white tiles to the walls with laminate flooring.

Hallway leads to the reception space, to include sitting room, fitted kitchen and breakfast room.

A fitted kitchen with a wealth of base and wall mounted cabinets finished in wood with a wealth of worktop space, and integral appliances, to include, dishwasher and fridge, built in oven, hob and extractor. Stable door leads into breakfast room.

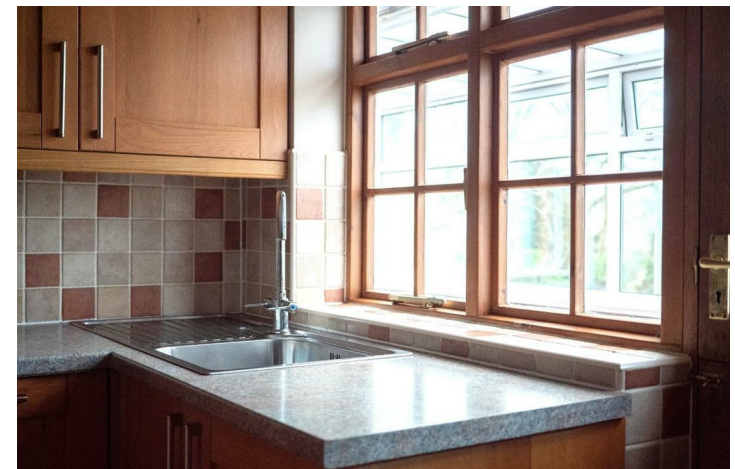
The breakfast room has a door to the side and provides access to the rear grounds, laminate floors, heating and built in air conditioning unit.

The sitting room to the rear takes centre stage, with oak flooring and a wealth of natural light. French doors to the side that lead onto a sun terrace and the room has lovely tree top views and feels rural and private.

The property is double glazed throughout, well presented along with air conditioning in certain rooms.

Having an attached garage with roof void storage and space for appliances.

The property is ready to move in to and is offered with NO ONWARD CHAIN.





Outside

Gardens

Grounds

From the side gates provide access, from the sitting room onto a sun terrace, a pathway to the rear leads down to a raised lawn. With lovely views to a backdrop of trees. To the side steps lead down to a further terrace and superb outdoor room that has electric and lighting, perfect home office with enclosed terrace to the side, steps lead down to the most wonderful dining and social space with a balcony and just lovely views to woodland with the sound of water in the background of the brook. Such a wonderful, secluded space complimented by a beautiful summer house with French doors opening onto the terrace.

The gardens are South west facing so getting a wonderful amount of sunshine, and look over to woodland and stream, simply delightful.



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 C and EPC rating D



Location

Paganhill is a popular area, North West of Stroud. This location allows for easy access to several good schools and the amenities of Cainscross. Walking distance of convenience stores and bus stops. Also a short walk to the lovely Stratford park, perfect for a Sunday afternoon walk or family picnic. Stroud town is within a 15 minute walk.

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". A short walk or cycle to the town and railway. Stroud is a 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.

Good transport links with London Paddington direct by train with an approximate 90 minutes journey from Stroud. Easy access by car to Gloucester and Cheltenham and a short distance to M5 motorway north and south bound.



Directions

From the centre of Stroud, take the first exit at the Ecotricity roundabout and then the second exit onto Cainscross Road towards Cainscross. Continue through the traffic lights with Homebase on your left, at the next roundabout take the third exit towards Paganhill and Whiteshill. At the mini roundabout take the first exit towards and turn immediately left onto maypole terraces which goes into Parkend. Follow the road past the The Old Crown,Public House on the right, continue as the road bends to the right and the straightens out at the brow of the hill, the property can be seen on the left hand side as denoted by our for sale sign



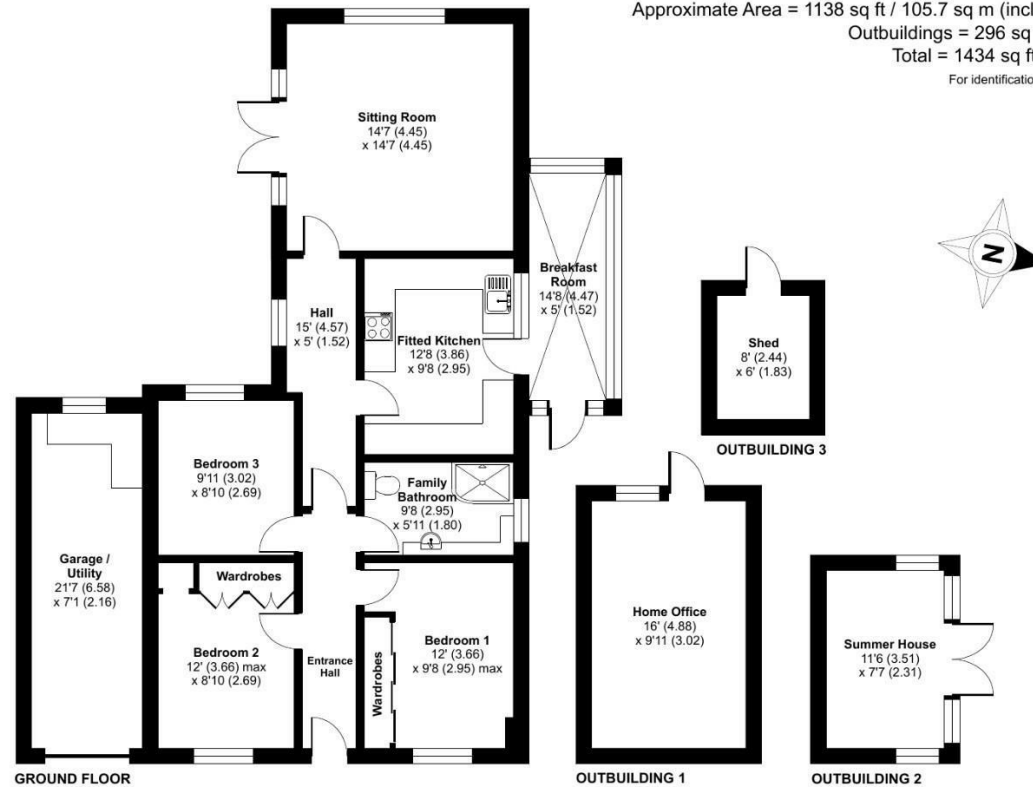
Parkside, Park End, Stroud, GL5

Approximate Area = 1138 sq ft / 105.7 sq m (includes garage)

Outbuildings = 296 sq ft / 24.5 sq m

Total = 1434 sq ft / 133.2 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). © nichcom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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