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— OF —
GLOUCESTERSHIRE



HENDY, BUTTERROW, STROUD, GL5 2LX

£374,950

The Property

A Charming Grade II Listed Cotswold Stone Cottage in the Heart of Butterrow

Nestled in the picturesque hamlet of Butterrow, this beautifully presented Grade II listed Cotswold stone cottage is full of character and charm. Offering a wealth of period features throughout, the home enjoys stunning valley views and immediate access to scenic countryside walks, all while being just a short drive from the vibrant centre of Stroud.

The property offers parking for a small vehicle, and a pedestrian gate leads to a paved pathway and front terrace, an ideal spot for al fresco dining or a quiet evening with a glass of wine. The cottage benefits from both front and rear access, with the rear entrance being the most frequently used. A garden gate opens into a private, enclosed courtyard garden, and a stable door leads into a well-appointed kitchen featuring cream shaker-style units, tiled flooring, an integrated oven with gas hob and extractor, and space for a fridge freezer and washing machine.

The kitchen flows seamlessly into a delightful dining room, perfect for entertaining. This space is brimming with charm, showcasing an exposed Cotswold stone chimney breast as a beautiful focal point. There is comfortable space for a six-seater dining table, tiled flooring, a side window, and useful storage under the stairs, along with an enclosed cupboard. From the dining room, the home opens into a cosy and welcoming sitting room, ideal for winter evenings in front of the log-burning stove. A wall of exposed Cotswold stone adds warmth and texture, while a sash window with a window seat and two additional side windows fill the room with natural light and provide picturesque views. A door leads to the front entrance porch, which connects the living space to the garden path and terrace.

Stairs rise from the dining room to a light-filled first-floor landing, where windows to the rear and side frame breathtaking valley views. Bedroom one is bright and spacious, with dual aspect windows fitted with white shutters, offering far-reaching views and ample space for a king-size bed and freestanding furniture. A charming period wardrobe and a chimney breast add to the room's character. The second bedroom is a generous double with a built-in wardrobe and views over the front of the property, while the third bedroom, a small double, is equally well-presented and benefits from a front-facing window.

Completing the accommodation is a stylish family bathroom, fitted with a bath featuring navy panelling and a shower over, a countertop ceramic basin with elegant fittings, under-counter storage, a low-level WC, and a window to the rear.

Lovingly restored to a high standard, this enchanting home is ready to move into. Full of warmth, character, and period charm, it offers an idyllic Cotswold lifestyle with all the convenience of nearby Stroud, a perfect retreat in a truly special setting.

AGENTS NOTE

Stamp duty at £374,950

First time buyer £3747 Moving home £8,747 Additional property £27,495





Outside

Garden

Outside, the property can be accessed via the entrance porch, which opens onto a charming garden pathway that leads through to the front terrace. This provides a lovely approach to the cottage, enhancing the sense of welcome as you arrive. At the rear, a garden gate offers direct access into the property and opens into a delightful, enclosed courtyard area. This private outdoor space is ideal for a bistro table and chairs—perfect for enjoying a morning coffee, dining al fresco, or simply relaxing with a book, all against the beautiful backdrop of traditional drystone walling and far-reaching views across the valley.

To the front of the property, there is private parking for one small vehicle, conveniently located just outside the cottage. Alongside the parking area, a discreet bin store keeps everything neatly tucked away, helping to maintain the cottage's charming curb appeal. Whether you're arriving home after a countryside walk or enjoying the peaceful outdoor space on a sunny afternoon, the external areas of this home offer practicality, privacy, and a strong connection to the picturesque surroundings.

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





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

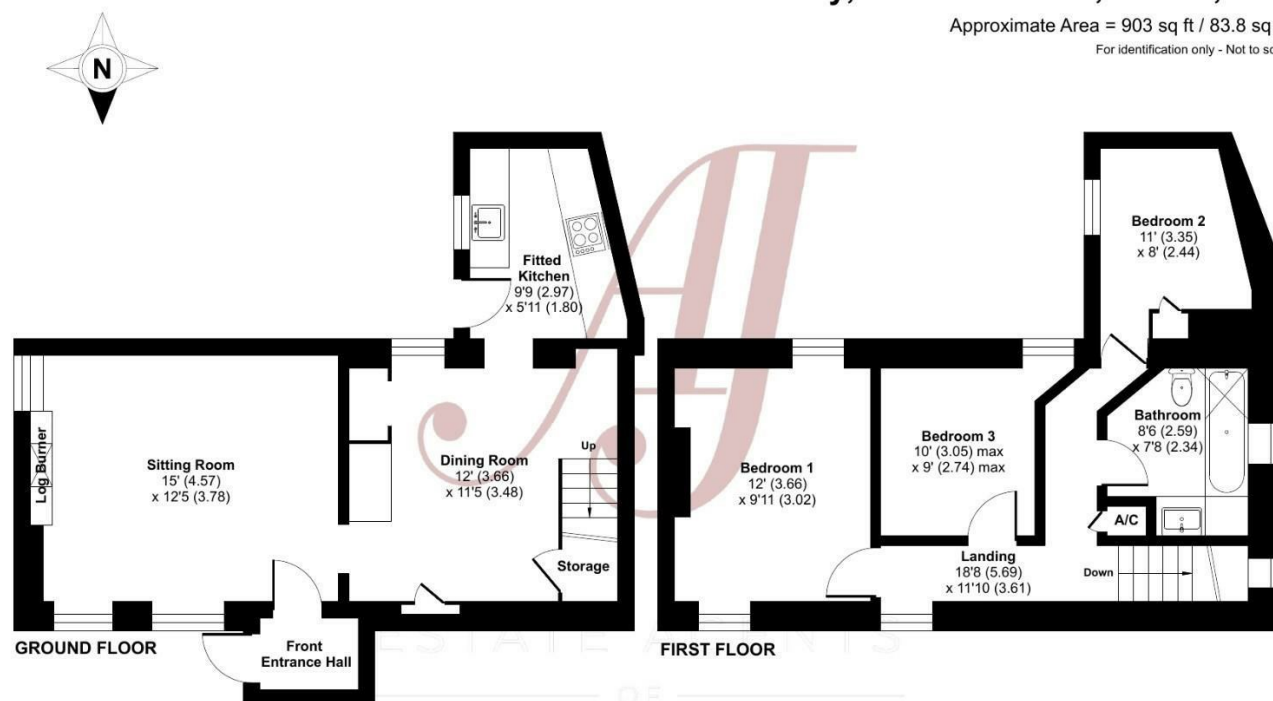
From the central island by Waitrose in Stroud, turn right onto A419 London road and follow a short distance, passing the petrol station on the right and continue to a set of traffic lights. Turn right onto Butterrow Hill, passing Eagle Mill Close and over the canal and follow up the hill. Continue on up the hill and the road turns to the right. Take left hand turn on to and the property can be located on the right hand side 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.



Hendy, Butterrow Lane, Stroud, GL5

Approximate Area = 903 sq ft / 83.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1196345

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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