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115, STROUD, GL5 1QZ

£379,950

The Property

A three-bedroom red brick Victorian semi-detached home located within walking distance of Stroud town and station, with a wealth of character to include stone lintels and sills. A charming bay window adds character to the ground floor, with traditional sash-style windows to the first and second floor, maintaining the period feel. The property is set back from the road with shared steps that lead to a private path to the front door, a mature front garden with established trees, shrubs, and raised beds and a small lawned area.

Internally the sitting room is a welcoming and characterful space, blending period charm with a warm, homely atmosphere. A large bay window floods the room with natural light and frames a lovely outlook to the front garden, while also creating the perfect spot for a dining table. At the heart of the room, a decorative cast iron fireplace provides a charming focal point, complemented by alcoves painted in a striking burnt orange. There is ample space for both dining and seating, making it a versatile reception room well suited to entertaining or family life. A door opens to the dining room and stairs to the first floor.

The dining room is a cosy and versatile space as a dining or sitting room, offering a relaxed atmosphere, with a door under the stairs leading to the cellar and a door to the bathroom. The room feels bright and open. A central feature is the fireplace, with a wood-burning stove inset, creating a welcoming focal point and a perfect spot for winter evenings. The layout provides ample space for comfortable seating, making it ideal as a snug, family room, or even a study area. Built-in cupboards and shelving add useful storage and display options, while the room flows naturally towards the kitchen, enhancing its practical use as an everyday living space.

The fitted kitchen is a practical and well-designed space, finished in a classic galley style. Wooden floor and wall cabinets run along one wall, providing generous storage, an integral double electric oven, gas hob and space for free standing appliances, tiled splashback and terracotta-style flooring bring a rustic charm. A large skylight floods the room with natural light, enhancing the bright and airy feel, while a window and glazed back door open directly onto the garden terrace, creating a lovely connection between indoors and out.

The downstairs bathroom is a bright and contemporary space, finished with a clean and modern design, creating a fresh, airy feel, enhanced by natural light from the rear window. The suite includes a bath with overhead rainfall shower and glass screen, a sleek wall-mounted wash basin with chrome fittings, and a low-level WC. Discreet built-in shelving and storage add practicality while keeping the room clutter-free.

Wooden stairs from the dining room lead down to the cellar, offering excellent additional storage and workspace, with practical tiled flooring and space for shelving, ideal for tools, household items, or pantry use. The space is currently set up with freestanding shelving units, workbenches, and ample room for organisation. Despite being a functional area, it is well-lit with ceiling spotlights and provides a versatile space that could suit a range of storage or hobby needs.

Stairs lead to the first-floor landing with doors to bedrooms and stairs to the second floor.

Bedroom one is a spacious and elegant double room, full of period character and natural light. A large sash window frames an attractive outlook to the front garden, filling the room with brightness. A cast-iron fireplace with a stone surround provides a classic focal point; there is ample room for a double bed and free-standing furniture. Bedroom three is a bright and spacious double room with a large rear-facing window that allows plenty of natural light to filter in. There is ample fitted storage with wardrobes and shelving, along with additional freestanding furniture such as a chest of drawers and bookcases. The layout offers flexibility for use as a guest bedroom or study. The stairs rise from the landing to the second floor.

Bedroom two is a wonderfully versatile and spacious room with a contemporary feel, bathed in natural light from both a skylight and a large window with rooftop views. The room is ideal as a bedroom, home office, or studio. The layout currently accommodates a workstation, sofa seating, and additional storage while still feeling open and uncluttered. With its generous proportions, modern finish, and elevated outlook, this attic bedroom provides a flexible space that can be adapted to suit a variety of lifestyle needs.

AGENTS NOTE: Stamp Duty at £379,950 - First Time Buyer £3,997, Moving House £8,997, Additional Property £27,995.





Outside

Outside

The rear garden is a true hidden gem, a mature outdoor space designed for both relaxation and productivity. It begins with a sheltered courtyard area, perfect for morning coffee among pots of colourful flowers and herbs. Steps then lead up to a gently elevated lawn bordered by well-stocked beds, filled with established shrubs, climbers, and vibrant seasonal planting that brings colour throughout the year.

At the top, a raised decked terrace framed by a pergola offers an inviting seating area, an ideal spot for entertaining or unwinding with views across the garden. Raised vegetable beds and fruit trees provide opportunities for homegrown produce, giving the garden a practical yet charming appeal. With its combination of lawn, planting, and defined seating areas, the garden strikes a perfect balance between easy maintenance and a tranquil retreat.



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 B and EPC rating D





Location

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Stroud 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 newly completed 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.



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Directions

From the centre of Stroud, from the Ecotricity roundabout, take the third exit and pass Tesco express on your right hand side. At the next roundabout take the second exit and immediately follow the road to the left. Continue along Slad Road passing the Fountain public house on your left, continue up the road and 115 Slad Road is located on the left hand side as denoted by our for sale board.



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Approximate Gross Internal Area 1156 sq ft - 108 sq m

Basement Area 169 sq ft - 16 sq m
Ground Floor Area 471 sq ft - 44 sq m
First Floor Area 320 sq ft - 30 sq m
Second Floor Area 196 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

AJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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