



R B WALTERS
ESTATE AGENTS



*Kingley Villas, Cashes Green Road, Stroud,
Gloucestershire, GL5 4JG.*

£425,000

Extremely spacious and interesting home offering superb accommodation and a wealth of possibilities for anyone looking for an abundance of space in a convenient location.

With over 2000 sq ft of living space across three floors this superb Victorian home retains plenty of character and charm but has been significantly improved by the current owners in the past few years.

Historically a public house, the property still bears exposed beams and stone work, high ceilings and skirting boards and some aesthetically appealing curved walls. Improvements over recent years include a retiled roof, new kitchen with underfloor heating, replacement floor coverings throughout, replacement boiler and the electrics have been upgraded and signed off as recently as 2024.

Each room provides exceptional space with a good size living room with feature wood burning stove and then a good size kitchen/dining room also with wood burning stove. There is a ground floor double bedroom and a cloakroom as well a good size workshop/utility accessed off of the kitchen. The first floor has two further double bedrooms a bathroom and a separate shower room. The top floor has a double bedroom and a further two large rooms with one being accessed via the other. This superb space is ideal for anyone looking to provide a bedroom and additional living space, perhaps for an older dependent or child's bedroom and playroom. The top floor rooms used to be accessed via a passageway and this could be reinstated if required to create 6 bedrooms in total. Outside there is a large enclosed area offering plenty of parking, storage and an attractive seating/entertaining area all screened with an electric gate.

The location is convenient for the centre of Stroud where there is a wide range of high street shops and niche retailers, the M5 motorway and the main line rail station which provides a regular direct service to London Paddington.

Such is the space, charm and flexibility of the accommodation on offer we encourage anyone seeking extensive accommodation to contact us to fully appreciate this bay fronted home.

Entrance Hall

Living Room

16' 6" x 15' 6" (5.03m x 4.72m)

Kitchen/Diner

18' 8" x 12' 2" (5.69m x 3.71m)

Utility/Workshop

21' 5" x 15' 3" (6.52m x 4.64m)

Bedroom

11' 2" x 11' 1" (3.40m x 3.38m)

WC

5' 5" x 1' 11" (1.65m x 0.58m)

First Floor Landing

Bedroom

14' 9" x 13' 9" (4.49m x 4.19m)





Bedroom

11' 4" x 11' 2" (3.45m x 3.40m)

Bathroom

13' 2" x 9' 0" (4.01m x 2.74m)

Shower Room

9' 3" x 5' 2" (2.82m x 1.57m)

Second Floor

Bedroom

11' 7" x 11' 2" (3.53m x 3.40m)

Bedroom

18' 8" x 13' 3" (5.69m x 4.04m)

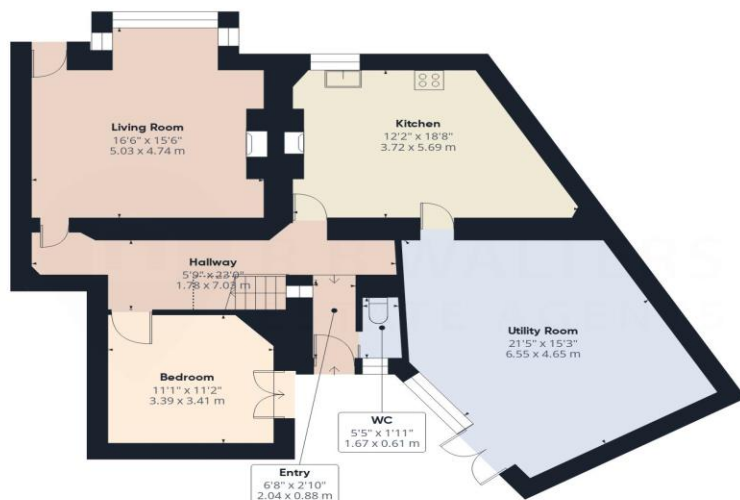
Bedroom/Reception Room

19' 4" x 12' 7" (5.89m x 3.83m)

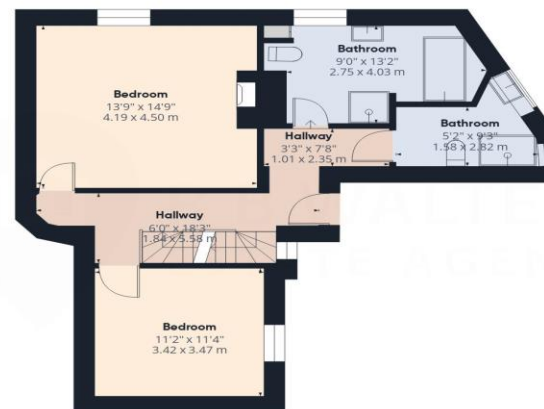
Outside



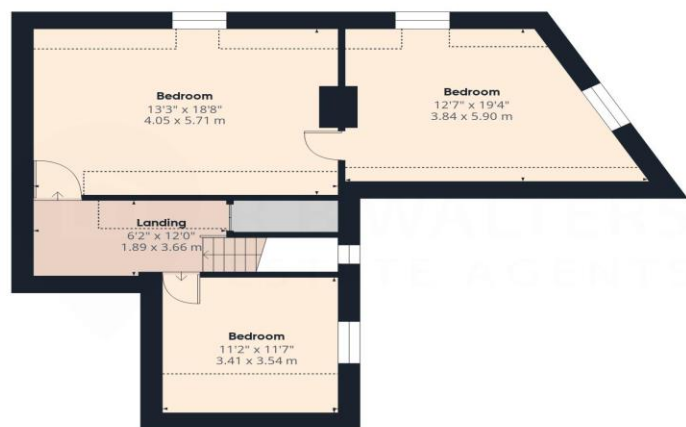
Courtyard and Parking



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2197 ft²
204.1 m²

Reduced headroom

159 ft²
14.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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