



**SawyerS**  
Sales & Lettings

70 Summer Street, Stroud,  
Gloucestershire, GL5 1PA  
Price £295,000

## 70 Summer Street, Stroud, Gloucestershire, GL5 1PA

**A fabulous, elevated position, commanding far reaching countryside views, for this tastefully presented two bedroom end of terrace house. The accommodation is very tastefully presented to include a wood burning stove in the sitting room. Externally, there are large gardens and a cabin/studio. No Chain.**

**A fabulous**, elevated position, commanding far reaching countryside views for this tastefully presented two bedroom end of terrace property. The tastefully presented accommodation comprises; kitchen-breakfast room with stone work tops and bespoke carpentry, lounge with a double aspect outlook and log burner, on the ground floor. Complemented by a landing, with pull down ladder access to the loft, two double bedrooms, both with stunning views and a well proportioned bathroom, with a large airing cupboard that houses a Vaillant gas boiler. Outside, one will find a lawned front garden with views and side access to a fabulous, private rear garden, comprising; lawned areas, established plants and shrubs, a wooden garden shed with a lean-to behind, a footpath to a wild garden, with fruit trees, patio area and a feature sauna. Situated towards the midway point of the garden, there is a super detached cabin/studio/home office with its own power supply. The cabin is timber built with double glazed French doors and is insulated. This really is a lovely house with super gardens and amazing views!

**Amenities:-** Summer Street is located on an elevated position to the north side of Stroud and only 3/4 of a mile from the town centre. Stroud is a small Cotswold town, which sit's within the five valleys. It offers a comprehensive range of social, cultural, business and shopping facilities and the surrounding hills and valleys of the Cotswolds are among the most beautiful areas of the British Isles. There is an excellent bus service around the area and Stroud has both a Leisure Centre and main line Railway Station bringing London Paddington within 90 minutes travelling time. The M5 & M4 Motorways are easily accessible and the larger cities of Gloucester, Cheltenham, Bath and Bristol are all within commuting distance.

### Canopied Porch

uPVC double glazed front door.

### Kitchen - Dining Room 4.89m (16'1") x 3.61m (11'10")

Two double glazed sealed unit windows, with fabulous, far reaching countryside views over the surrounding villages and hamlets.

Wood effect Karndean flooring. Double glazed sealed unit window to rear, with garden views. Upvc double glazed back door. Stone work tops, with a range of bespoke cupboards and drawers under. Free standing cupboards. Villeroy and Boch ceramic double twin sink, with a chrome mixer tap. Recessed ceiling downlights. Staircase to first floor. Door to lounge.

### Lounge 4.88m (16'0") x 3.42m (11'3")

A lovely light room, with a double glazed sealed unit window to rear, overlooking the garden, and a double glazed sealed unit window to front, with fabulous countryside views. Both with stripped back pine sills. Fireplace housing a cast iron wood burning stove, with a wooden beam over and a slate hearth. Fitted book shelving into the recess.

### First Floor

#### Landing

Double glazed, sealed unit window to rear, with garden views. Access to a boarded loft space, with a pull down metal ladder.

#### Bedroom One 5m (16'5") x 2.75m (9'0")

Double glazed sealed unit window to front, with stunning countryside views. Double glazed sealed unit window to rear, overlooking the garden.

#### Bedroom Two 4.39m (14'5") x 2.37m (7'9")

Double glazed sealed unit window to front, again with fabulous countryside views. Fitted painted wall shelving.

#### Bathroom 2.5m (8'2") x 2.47m (8'1")

Double glazed sealed unit window to rear, with garden views. A white enamel Burlington suite, comprising, pedestal wash hand basin, low level WC and a panel bath with a shower attachment. Cream wall tiles. Airing cupboard, with shelving, housing a Vaillant gas boiler.

### Outside

#### Front

There is a footpath to the front door, an area of lawn with flower beds and dwarf hedging and fabulous countryside views. Pedestrian side access to the rear garden.

#### Rear Garden

Of approximately 1/5 of an acre. Steps lead up to the private established rear gardens, a genuine feature of the property. There are lawned areas with an array of mature plants, shrubs and trees. A useful shed for garden equipment, with a covered lean-to behind, for seeding. Railway sleeper steps and a footpath, meander up to the top of the garden, with mature hedges on both sides. At the midway point there is an insulated cabin. A footpath leads up to a large secret garden, with fruit

trees and a level paved patio, housing a timber built sauna, with an external switch.

### The Cabin Studio 3.32m (10'11") x 2.84m (9'4")

Decked steps lead up to a decked area where an insulated timber constructed cabin is located. The cabin has double glazed sealed unit French doors with adjacent full height matching panels, fitted with roller blinds and blackout curtains. With power and light, wifi and a wall mounted electric heater, this is the perfect place for an art studio, a treatment room, or to just relax and enjoy the wonderful countryside views.

### Selling Agent

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### Local Authority

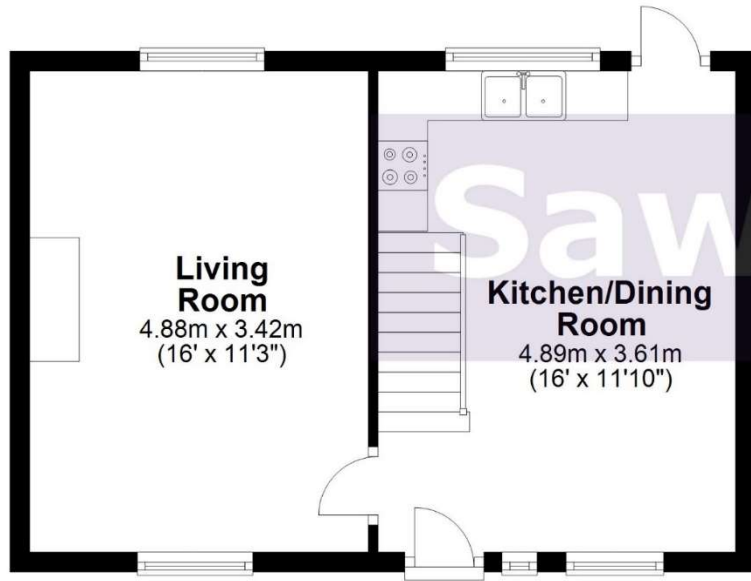
Stroud District Council - Band B

### Directions

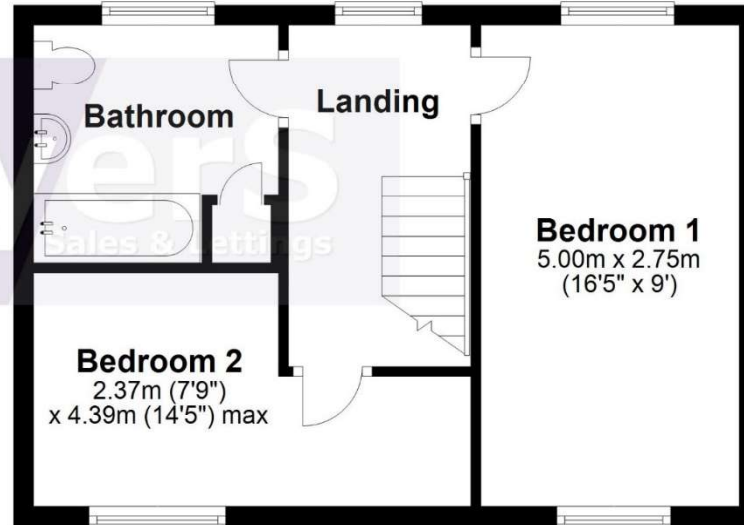
Take the A419 London Road out of Stroud and turn left at the mini roundabout into Cornhill, straight over the next roundabout into Parliament Street and continue up the hill to join Bisley Old Road and take the first left into Summer Street. Continue along for around quarter of a mile where the property can be found on your right hand side, clearly identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

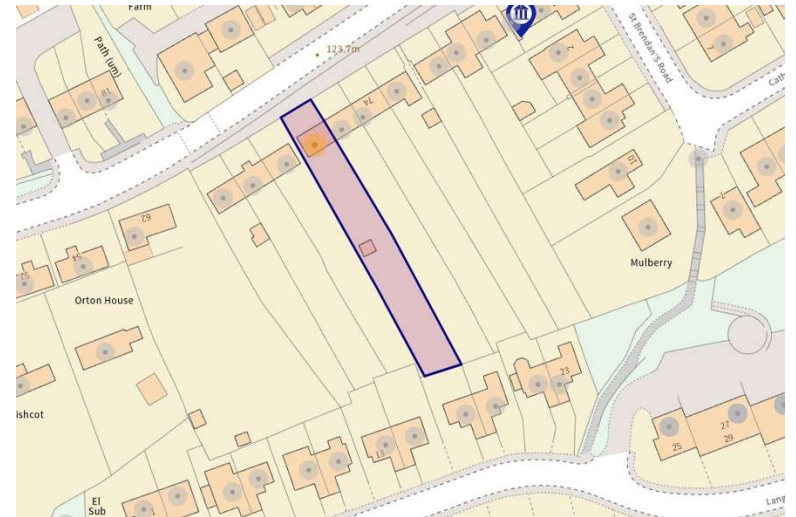
## Ground Floor



## First Floor



Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.



**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

