



SawyerS
Sales & Lettings

**3 The Old Vat House, London Road, Thrupp
Stroud, Gloucestershire, GL5 2BN
Price £149,500**

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**A well presented ground floor apartment with a bright, spacious layout and southerly aspect. Enjoying valley views and a private entrance.
A stylish home perfect for modern living. Double glazing & Gas central heating.
No Chain.**

Sawyers Estate Agents are delighted to present this well presented, ground floor apartment, offering a bright and generous living environment. Boasting a southerly facing aspect, the property enjoys views towards the surrounding valleys. The apartment provides a stylish and comfortable home ideal for modern living. Private entrance.

Accommodation

The apartment comprises a welcoming entrance hall leading to a generous and bright living room. The contemporary kitchen is perfect for modern lifestyles, and double bedroom. Separate shower room.

Design and Features

The property benefits from double glazing, gas central heating and broadband, ensuring comfort and connectivity for contemporary living. The property is offered with no onward chain, allowing for a smooth and straightforward purchase.

Outside and Grounds

Externally, the property boasts off road parking for up to two vehicles. A communal drying area to the rear provides additional practicality

Location and Lifestyle

Situated in the heart of Thrupp, just over two miles from Stroud town centre, this home enjoys easy access to local amenities, pubs, community spaces, and the beautiful Cotswold countryside. Excellent transport links include a nearby mainline station with a 90-minute direct service to London and close proximity to the M5 motorway.

Stroud is one of Gloucestershire's most sought-after market towns, set amidst the scenic Cotswold countryside and the convergence of the Five Valleys. Residents benefit from a mix of historic charm and contemporary amenities, including a bustling street market, shops, pubs, restaurants, and bistros. First-class schools cater to all age groups, while excellent local bus services and proximity to the M5 motorway provide convenient access to Gloucester, Cheltenham, and Bristol.

Education and Connectivity

There is a very popular and well regarded primary school (Thrupp School) within the village of within walking distance and Thomas Keble School in Eastcombe some 3 miles away. The area generally is well served by top rated schools for all age groups and benefits from a reliable local bus network. The nearby M5 motorway provides easy access to major cities, while Stroud's mainline railway station offers a direct, high speed service to London in approximately 90 minutes.

Material Information

Title Number: GR87086 Lease
Title Number: GR99232 Freehold
Tenure: Leasehold with share of Freehold
Lease length: 990 years from 25th September 1985.
(950 years remaining 2025)
Ground Rent: £50 a year
Maintenance Charges: £350 a year
Pets: Pets permitted
Management Company: The Old Vat House Management Co Ltd

Local Authority: Stroud District
Council Tax Band: A
Annual Price: £1,553.13 (2025/26)
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Conservation Area: No
Listed: No
Flood Risk: Very Low Risk
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic 18 Mbps, Superfast, 80 Mbps, Ultrafast 1000 Mbps

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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Anti-Money Laundering (AML) checks

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.

Local Authority

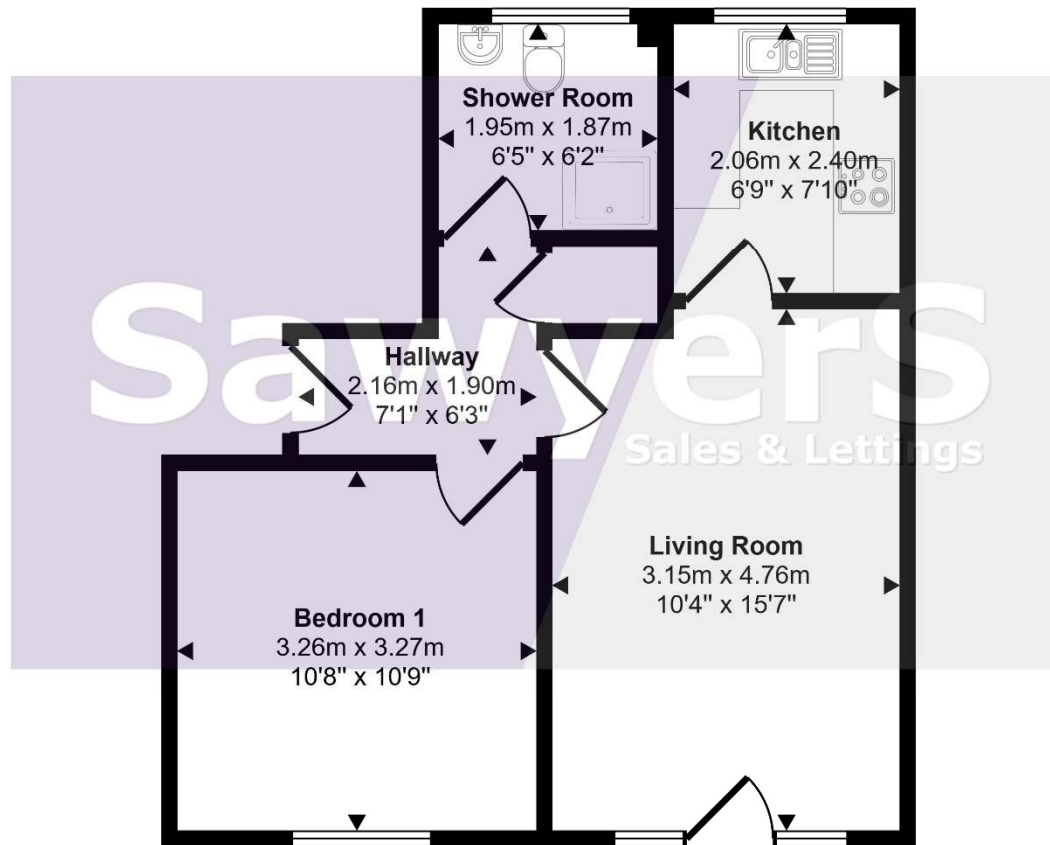
Stroud District Council - Band A

Directions

For SAT NAV use: GL5 2BN

From Stroud take the A419 London Road to Thrupp. Passing the former Wagon and Horses Public House, The Old Vat House will be found 100 yards further on your left, clearly identified by our For Sale board.

Approx Gross Internal Area
40 sq m / 428 sq ft



Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) 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	69	75
EU Directive 2002/91/EC		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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