



Magnolia House , Stroud GL5 4BB

No Price



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- Five bedroom detached house
- Sitting room with inglenook fireplace
- Large dining room with Oak parquet flooring
- Grand vaulted entrance hall
- Master bedroom with ensuite and walk-in wardrobe
- Study/gym
- Approximately 1.75 acres with manège
- Freehold
- Council Tax Band G (£3,942.54)
- EPC rating E48

No Price

Magnolia House

Situated in grounds of approximately 1.75 acres, Magnolia House is an imposing period home which is believed to date back to the 1700's. Approached via a sweeping driveway the family home boasts many original period features to include exposed stone walls, timber beams and an inglenook fireplace.

Ground Floor

Entering the property through the grand, double oak doors you arrive in the entrance hall with a beamed vaulted ceiling and striking exposed stone wall. There is a downstairs cloakroom and from the entrance hall, doors lead off to the ground floor accommodation and inner hallway.

The dining room with oak parquet flooring can be found at the rear of the home and is flooded with natural light from the window overlooking the rear garden and two sets of doors which take you outside. Internal double doors lead into the sitting room. The original inglenook fireplace and

woodburning stove creates a stunning focal point to this warm family space. The room is completed by two picture windows which overlook the south facing garden. A study can be found to the left of the entrance hall, providing a private area for work and relaxation.

Leading through the entrance hall and via an inner hallway you arrive at the kitchen/breakfast room. The traditional kitchen houses an Aga and gives the hub of the house a warm, cosy feel, which extends to the snug, situated off this room. The large room with checkerboard vinyl flooring boasts more wonderful period features to include timber beams and exposed stone walls. Within the dining area there is space for a large table for entertaining and additional storage space. A window overlooks the front of the home while a stable door takes you outside. The kitchen comprises a range of wall and base mounted oak units with laminate work tops providing ample storage and preparation space. A one and a half



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bowl sink with mixer tap sit below a window overlooking the front of the home.

From the kitchen there is access to a large pantry and practical utility room which has space for both an under-counter washing machine and tumble drier along with a sink with mixer tap and additional storage space. The snug is a delightful, relaxing room with views to the garden and manège through the French doors.

First Floor

Leading up the solid wood staircase, you arrive at the first floor, a step leads to the master bedroom suite with a striking vaulted ceiling and exposed beams. Dual aspect windows provide lovely rural views to the front and rear of the property and the large space allows for a seating area to relax. Steps from the bedroom lead to a generously sized dressing room to the rear. To complete the space is a an en-suite shower room with shower cubicle, low level WC and pedestal wash handbasin. From the spacious landing are three bedrooms, a family bathroom and access to the second floor.

The three further bedrooms are all good-sized double rooms with exposed beams and beautiful views over the surrounding countryside. Bedrooms two and three benefit from built-in wardrobes. The family bathroom has a corner bath, separate shower cubicle, low level WC and pedestal wash handbasin.

Second Floor

On the second floor of the home is a private bedroom suite. The large room has two windows overlooking the front of the home and a door leading to the en-suite bathroom with corner bath, low level WC and pedestal wash handbasin.

Outside

Accessed via a sweeping driveway from Parkend, Magnolia House sits on a 1.75 acre plot within the Folley Park Farm estate, complete with manège. The garden is mainly laid to lawn with mature trees and shrubs, as well as hedgerow bordering the property. There is a single garage attached to the property and an outbuilding which is currently being used as a games room with a storage room at the far end.

Location

Paganhill is located close to the centre of Stroud and there are a wide range of amenities, including major supermarkets, a variety of independent shops, a cinema complex, a leisure centre, cafes, restaurants, and a n award-winning weekly Farmers' Market. The newly renovated Five Valleys Shopping Centre has a good range of market and food stalls. There are two grammar schools, Stroud High School and Marling and Stroud College, as well as good independent schools, including Beaudesert Park and Wycliffe College. There are great transport links in Stroud including a main line railway station with intercity services connecting to London (Paddington),



Gloucester, Bath and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance. There are country walks on the doorstep and nearby access to the Cotswold Way.

Material Information

Tenure: Freehold.

Council tax band: G.

Local authority and rates: Stroud District

Council - £3,942.54 (2024/25).

Electricity supply: mains.

Water supply: spring.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 9 Mbps (basic) and 43 Mbps (superfast).

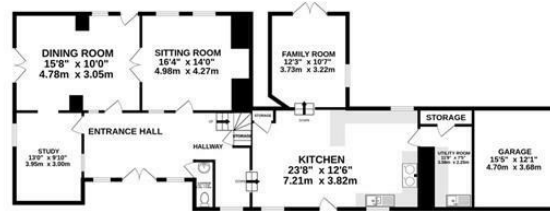
Mobile phone coverage: EE, Three, O2 and Vodafone.



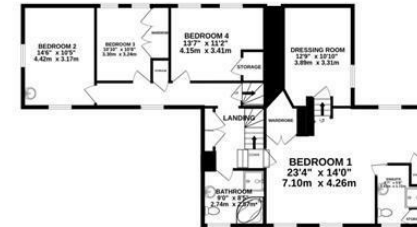
OUTBUILDING
379 sq.ft. (35.2 sq.m.) approx.



GROUND FLOOR
1596 sq.ft. (146.5 sq.m.) approx.



1ST FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 3585 sq.ft. (333.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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