



**Beech Cottage , Stroud GL5 4BD**

**No Price**



## Beech Cottage , Stroud GL5 4BD

• Bungalow • Two bedrooms • Character features • Well-proportioned accommodation • Two allocated parking spaces • Situated in a countryside location • Ideal rental or 'Air BnB' • Freehold • Council tax band B (£1,839.84) • EPC rating C69



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## No Price

### Accommodation

From the entrance hall there are doors leading to the sitting room, bedrooms and bathroom, with a storage/airing cupboard. The sitting room provides access to the kitchen and benefits from a bay window, creating a light and airy feel.

The kitchen has a range of wall and base units with worktop over, a four ring gas hob, electric oven and stainless steel sink with mixer tap and drainer. There is space for a washing machine and under-counter fridge/freezer. There is an additional uPVC door from the kitchen to the front of the property.

The two bedrooms are double rooms and benefit from built-in wardrobes. The bathroom comprises of a corner bath with a shower over, low level WC and wash hand basin. The property boasts characterful features throughout including exposed beams and wooden doors.

### Outside

The cottage is situated within a courtyard and has two parking spaces allocated to the property.

### 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 an 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: B.

Local authority and rates: Stroud District Council - £1,839.84 (2024/25).

Electricity supply: mains.

Water supply: spring.

Sewerage: mains.

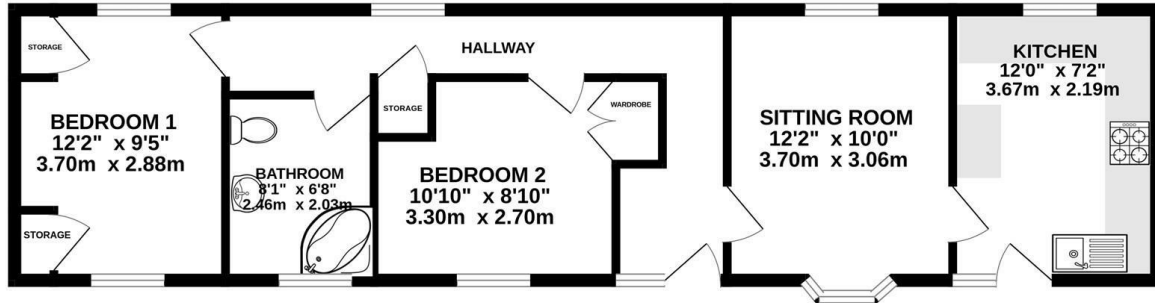
Heating: gas central heating.

Broadband speed: 14 Mbps (basic) and 45 Mbps (superfast).

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



## GROUND FLOOR 623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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