



**Oak Cottage , Stroud GL5 4BD**  
**No Price**



## Oak Cottage , Stroud GL5 4BD

- Period farmhouse
- Three double bedrooms
- Character features
- Garage and allocated parking
- Well-proportioned accommodation throughout
- Situated in a countryside location
- Ideal rental or 'Air BnB'
- Freehold
- Council tax band B (£1,748.18)
- EPC rating D57

### No Price

#### Ground Floor Accommodation

The property is accessed via the entrance hall with doors leading to the sitting room and cloakroom and stairs rising to the first floor.

The sitting room is light and airy with a bay window overlooking the front of the home and a handy understairs storage cupboard. From the sitting room, there is access to the kitchen/diner and the third double bedroom.

The kitchen/diner is well-proportioned and has an additional uPVC door to the courtyard. The kitchen has a range of wall and base units with a four ring gas hob, electric oven and extractor over. There is a stainless steel sink with mixer tap and drainer. There is space for a washing machine and fridge/freezer. Off the kitchen is the downstairs shower room with shower cubicle.

#### First Floor Accommodation

On the first floor there are two double bedrooms and the family bathroom. The main bedroom has built-in wardrobes and a large exposed beam. The second bedroom is also a double and has a storage cupboard. The bathroom comprises of a low-level WC, pedestal wash hand basin and bath with handheld shower.

#### Outside

The property has parking, a large garage and outdoor space.

#### 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 - £1,748.18 (2023/24).

Electricity supply: mains.

Water supply: mains: spring.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 9 Mbps (basic) and 45 Mbps (superfast).

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



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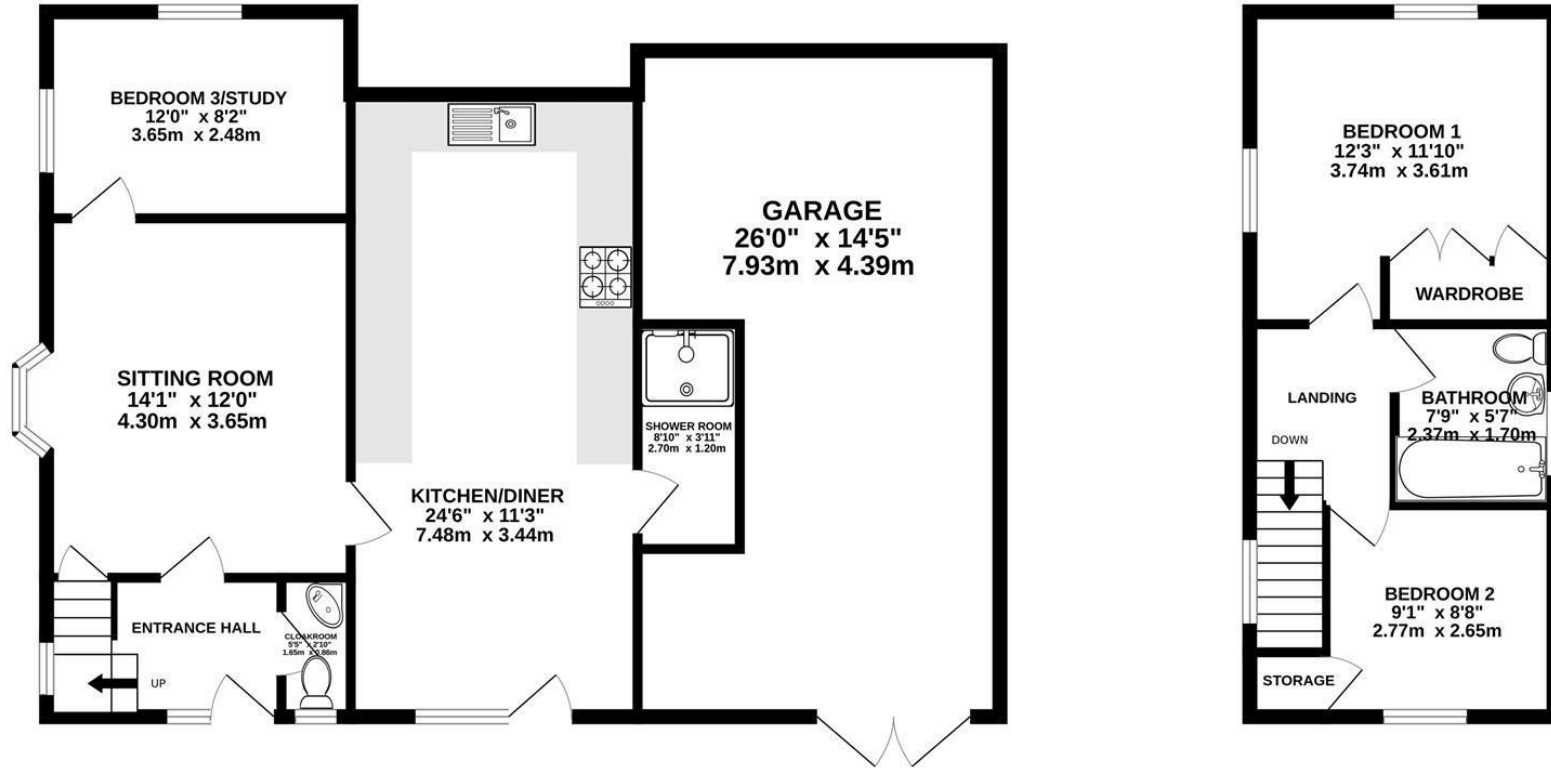
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GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.

1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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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