

161
SLAD ROAD



WHITAKER
SEAGER



161, SLAD ROAD, STROUD, GL5 IRD

A CHARMING DETACHED VICTORIAN
RESIDENCE, THOUGHTFULLY EXTENDED AND
SITUATED IN AN ELEVATED POSITION WITHIN
WALKING DISTANCE OF THE TOWN.

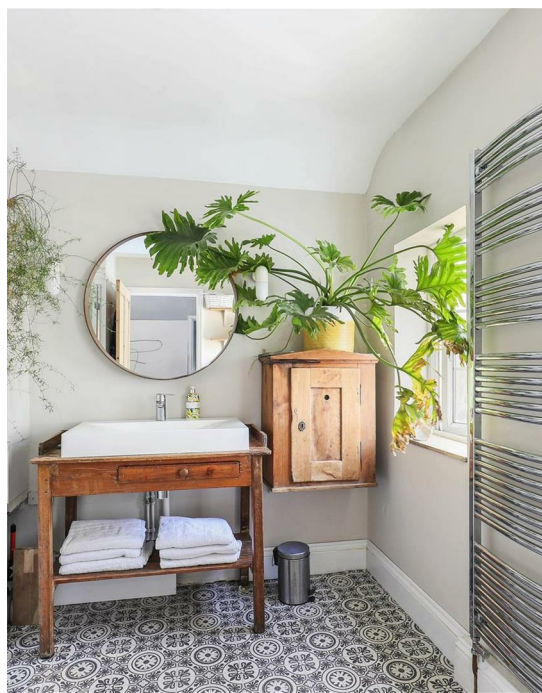
The property

Set back from the road in an elevated position, this charming detached family home offers flexible living with a stylish blend of character and modern convenience.

The current owners have enhanced the home's appeal by reconfiguring the former kitchen and third reception room into a spacious 24ft 4' open-plan living area. This sociable space features a bay window, wooden flooring, and a fireplace with an inset wood burner at one end, while the other end accommodates a fitted kitchen with built-in appliances and a tiled floor. A door off this room provides access to the cellar. The sitting room also benefits from a bay window, wooden floors, and an additional fireplace with a wood burner. The dining room, located at the rear of the house, enjoys French doors opening onto a private courtyard. Off this room is access to the utility room, which houses the boiler and sink, and leads into the workshop. A cloakroom is

also located on this level.

Upstairs, there are two front-facing double bedrooms, both featuring painted wooden floorboards and enjoying valley views towards Summer Street. One of these bedrooms includes a fitted wardrobe. A third double bedroom, sits at the rear of the house and benefits from a door opening onto the rear terrace. The fourth bedroom is currently used as a dressing room. A family bathroom serves all four bedrooms. Property Information: Broadband: Superfast available (Ofcom). Mobile Coverage: Indoor & outdoor likely (Ofcom). Parking: On-street parking, the family regularly park four cars in close proximity. Heating: Gas central heating with two wood-burning stoves. 1927 Covenant: This property cannot be utilised as an inn.





Guide price
£650,000

- *Four Bedrooms*
- *Family Bathroom*
- *Two Reception Rooms*
- *Kitchen/breakfast Room*
- *Cloakroom*
- *Utility & Workshop*
- *Cellar*
- *Gardens to front, side and rear*
- *Parking on street*

WITHIN EASY REACH...

Stroud 0.7 miles

Gloucester 9.6 miles

Cheltenham 13.4 miles

Cirencester 13.1 miles

Nailsworth 4.9 miles

Outside

A central set of gated exterior steps leads up through banked gardens on either side. At the top, you'll find the entrance to the house and workshop, along with a side pathway. This level, lawned area features a patio and wide flower borders, creating a delightful spot to enjoy your morning coffee. To the side, there is access to the rear garden, as well as a lower entrance to the rear courtyard. These enclosed outdoor spaces are thoughtfully designed for entertaining and relaxation, offering various seating areas, a pergola, and raised flower beds.

Situation

Slad Road connects Stroud to the breathtaking Slad Valley, famously associated with author Laurie Lee. Nature lovers and walkers will be pleased to know that The Woolpack Inn is just 1.6 miles away, while Stroud Train Station is less than a mile from the property. Stroud itself is a thriving town with a rich industrial heritage, reflected in the ongoing restoration of its historic canal system. It boasts an award-winning Farmers' Market and was recently named one of the best places to live by The Sunday Times, which described it as "chic." The area offers excellent educational opportunities, including two grammar schools—Marling School for boys and Stroud High School for girls—as well as a selection of highly regarded primary and secondary schools, both state and independent.

Stroud also benefits from strong transport links, with direct trains to London Paddington in just 90 minutes.



Approximate Gross Internal Area = 140.0 sq m / 1507 sq ft
 Cellar = 14.6 sq m / 157 sq ft
 Workshop = 7.0 sq m / 75 sq ft
 Total = 161.6 sq m / 1739 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185452)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 1RD

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band D and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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