

161
SLAD ROAD



WHITAKER
SEAGER



161, SLAD ROAD, STROUD, GL5 1RD

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 combines character with modern convenience and flexible living. The current owners have lovingly updated the property over the last six years, including a recently fitted boiler, a re-fitted bathroom and cloakroom, and stylish enhancements.

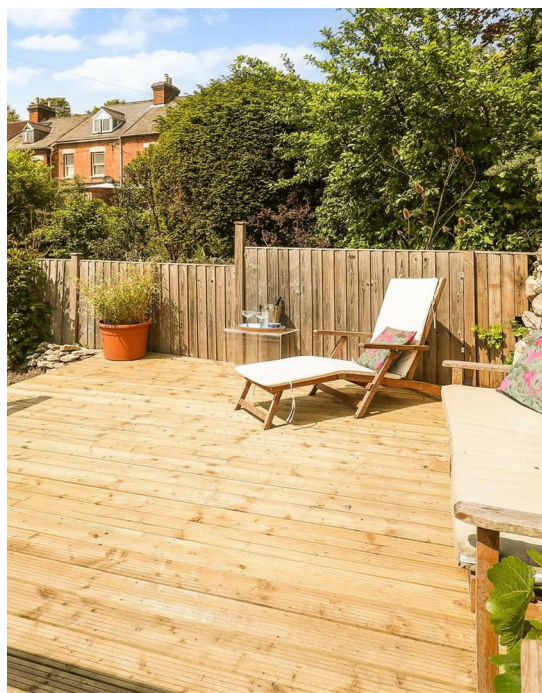
The heart of the home is a spacious 24ft 4" open-plan living area, created by reconfiguring the former kitchen and third reception room. This sociable space features a bay window, wooden flooring, a fireplace with inset wood burner, and a well-equipped fitted kitchen with built-in appliances and tiled floor. A door from here leads to the cellar. The separate sitting room boasts solid oak flooring, a bay window, and a second fireplace with wood burner. At the rear, the dining room opens via French doors onto a private courtyard and provides access to a utility room with boiler and sink, which leads to a workshop. A cloakroom completes the ground floor.

Upstairs are four double bedrooms, all with painted wooden floorboards. The two front-facing rooms enjoy

views across the valley towards Summer Street, one with a fitted wardrobe. The rear bedroom offers access to a terrace, while the fourth bedroom is currently used as a dressing room. A family bathroom serves all rooms.

Externally, the front garden offers potential for off-road parking (subject to planning permission). Ideally located, the home is close to town amenities yet within easy reach of scenic walks through the stunning Slad Valley—offering the best of all worlds.

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
£640,000

- *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 to the entrance of the house and workshop, with a side pathway also accessible at this level. The front lawn features a patio and wide flower borders, offering a charming spot for morning coffee. The owners have created beautifully colourful gardens with various seating areas, perfect for entertaining family and friends. Thoughtfully designed for both relaxation and socialising, the outdoor spaces include a pergola, raised flower beds, and a newly created decked area with far-reaching views — an ideal place to watch the sunset. The garden is accessible from different levels, optimising its use and flow, and provides a wonderful sense of privacy.

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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