

25  
CHAPEL STREET



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# 25, CHAPEL STREET, STROUD, GL5 1DU

A CHARMING GRADE II LISTED SEMI-DETACHED HOME WITH PARTIALLY CONVERTED PERIOD OUTBUILDINGS OFFERING ANNEXE POTENTIAL, COMPLEMENTED BY AN ENCLOSED GARDEN AND OFF-STREET PARKING.

## *The property*

Tucked away in the heart of Old Stroud, this charming late 17th-century Grade II listed semi-detached home is full of character and period features. Highlights include exposed Cotswold stone fireplaces, timber beams, and stone mullion windows with window seats. The accommodation is well-proportioned and arranged over three floors. You enter into a welcoming family room with stairs rising to the first floor, and access to a rear lobby and sitting room. This cosy space features an alcove and a fireplace with a wood-burning stove. Beyond lies a contemporary kitchen/breakfast room, which links to the rear lobby, a cloakroom, and opens to the outside, where steps lead up to the garden.

The first floor offers two double bedrooms at the front, an attractive family bathroom, and a third double bedroom with a door leading directly to the garden.

The attic level provides versatile living space, ideal as a principal suite or teenager's den. It includes a bedroom, dressing area, a spacious landing suitable for hobbies or a study, and a cloakroom.

The L-shaped Cotswold stone outbuildings, believed to have once been two semi-detached cottages, have listed building consent to repair and convert into a one-bedroom guest annexe with attached studio/music room (S.17/1485/LBC). The conversion is partially completed; the single-storey section remains derelict. Mains electricity and water connected.

**Property Information:**  
Ofcom: Broadband – Superfast available. Mobile – Indoor & outdoor likely.  
Parking: Private space for small/medium car.  
Heating: Gas central heating and woodburner.  
Vehicular access across 23 Chapel Street drive.



**Guide price  
£495,995**



- **Two Reception Rooms**
- **Kitchen/Breakfast Room**
- **Cloakroom**
- **Three Bedrooms**
- **Bathroom**
- **Attic: 4th Bedroom & Study/Hobbies area, Separate Dressing Area and Cloakroom**
- **Period outbuildings with p/p for conversion**
- **Garden**
- **Parking**

#### **WITHIN EASY REACH...**

**Stroud Train Station 0.6 miles (walk)**  
**Cirencester 13.1 miles**  
**Nailsworth 5.3 miles**  
**Cheltenham 14.4 miles**

## *Outside*

A white picket fence with a central gate and path leading to the front door clearly defines the property's boundary and adds to its charm. The mainly walled rear garden is a true delight, with the outbuildings positioned at the far end of the plot. A gated pedestrian side access opens onto a useful public pathway. The cottage-style garden is thoughtfully arranged into distinct 'rooms'—including a gravelled area that serves as either a parking space or sociable courtyard, and a small lawn flanked by abundant rose and shrub borders. Vehicular access is via the neighbour's drive.

## *Situation*

Chapel Street, affectionately known as "Old Stroud," sits in a conservation area in the heart of a town steeped in Industrial Revolution history, once renowned for its woollen mills and Stroud cloth. Today, the area blends heritage with modern charm, offering highlights like the award-winning Stroud Farmers' Market and the vibrant Five Valleys Food Hall. With a Waitrose nearby and the train station just a short walk away, Chapel Street is perfectly positioned. Direct trains to London Paddington make it ideal for commuters. In recognition of its unique character and community spirit. Voted best place to live by The Sunday Times in 2021, Stroud has been labelled 'the chichi place to be' and 'the new neighbourhood to know.'



Approximate Gross Internal Area = 178.5 sq m / 1921 sq ft  
 Outbuilding = 86.0 sq m / 926 sq ft (Excluding Void)  
 Total = 264.5 sq m / 2847 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID:1209574)



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 1DU

**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 B

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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