

THE COACH HOUSE 141 SUMMER STREET



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THE COACH HOUSE, 141 SUMMER STREET, STROUD, GL5 1PH

A CHARMING GRADE II LISTED PROPERTY WITH PRETTY COTTAGE STYLE GARDENS, A FOUR CAR DETACHED GARAGE, GARDENS AND PARKING.

The property

This delightful Grade II listed Cotswold stone home has been much loved and owned by the same family for over 30 years, who are only moving on due to health reasons. Occupying an elevated position with far-reaching views, the property uniquely benefits from a superb detached four-car garage, offering versatile potential for various uses, including conversion to an annexe (subject to planning permission).

Originally the stables to the neighbouring and impressive country house, Slade House, the property now provides characterful accommodation arranged over three floors, showcasing period features such as exposed beams and stone mullion windows.

Converted in the late 1980s, the layout offers excellent living space, including a generous kitchen/dining room with a gas Aga, tiled flooring, and a magnificent upstairs drawing room with an impressive stone fireplace, wood burner, and French doors opening onto a Juliet balcony to take in the views.

The first floor also features an inner hallway, perfect for a home office. On the ground floor, there is a boot/laundry room (originally designed as bedroom three), a utility room, and a shower room.

The top floor offers two double bedrooms, each with en-suite facilities. The principal bedroom is particularly striking, with a vaulted ceiling and beautiful exposed timbers on display.

Property Information:

Ofcom: Broadband — Superfast available. Mobile

Coverage — Indoor & outdoor good.

Parking: Excellent.

Title Register — A right of way granted to cross neighbours' land (dated 1978).

Title Plan — Requires alteration.

All main services.





Guide price
£650,000

- 21'10" ft Kitchen/Dining Room with gas Aga
- 28'8" ft Upstairs Drawing Room
- Two Bedrooms both with Ensuites
- Bootroom/potential Bed 3
- Shower Room
- Utility
- Entrance Hall/Study area
- Gardens
- Magnificent four car Garage
- Parking

WITHIN EASY REACH...

Stroud 1.6 miles
Nailsworth 5.5 miles
Painswick 4.8 miles
Cirencester 13.3 miles
Cheltenham 13.7 miles

Outside

Access is via Slade Farm's driveway. A five-bar gate marks the entrance, opening to level parking for several vehicles alongside a superb detached four-car garage with potential to convert into an annexe (subject to planning). Steps lead up to the front garden, designed with a charming cottage feel. Beautifully planned planting includes roses, wisteria, shrubs and flowers. A path runs from front to rear, where an enclosed area offers a mix of trees and shrubs, a paved terrace, and exterior stone steps rising to an impressive door providing access on the first level. In front of the house lies a paved terrace with a level lawn beyond, both enjoying views across the valley.

Situation

Summer Street in Stroud is very much a road of two halves. Closer to the heart of Stroud, it feels more built-up, with a mix of homes and easy access to the town's excellent amenities, including Stroud's award-winning farmers' market — one of the best in the country — and the mainline train station offering direct services to London Paddington. As you travel further along Summer Street, however, the atmosphere gradually shifts and becomes more tranquil, with a more rural feel and lovely views of the surrounding hillsides. Stroud itself has been recognised by The Sunday Times as one of the best places to live in the UK, praised for its creative spirit, strong community, and outstanding local schools that make it a popular choice for families.

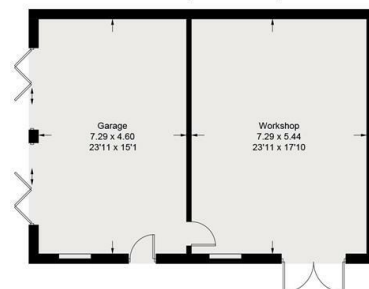


Approximate Gross Internal Area = 150.8 sq m / 1623 sq ft

Garage = 34.6 sq m / 372 sq ft

Workshop = 40.2 sq m / 433 sq ft

Total = 225.6 sq m / 2428 sq ft



□ = Reduced headroom below 1.5m / 5'0"

(Not Shown In Actual Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221203)



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Useful Information

Tenure: Freehold

Postcode: GL5 1PH

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

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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