

# IVY VILLA THRUPP



WHITAKER  
SEAGER





# IVY VILLA, SPRING LANE, THRUPP, STROUD, GL5 2DT

A GREAT OPPORTUNITY TO RESTORE A  
DETACHED FOUR BEDROOMED HOUSE AND  
GARAGE WITH A GARDEN MEASURING 194 FT  
IN LENGTH.

## *The property*

BEST AND FINAL OFFERS IN WRITING BY  
FRIDAY 7.11.25 by 9am. A detached four-bedroom  
house set in an elevated position, offering a complete  
renovation project with structural works needed to the  
garage.

Tucked just below the village lane, the house sits behind  
terraced gardens that lie to the front. A stepped, wooded  
path leads down to the main entrance, which opens  
directly into the sitting room. From here, two doors lead  
off the sitting room: one opens into the inner hallway,  
while the other leads into an inner lobby that connects to  
a lean-to utility area and on into a sunroom — all of which  
require replacement or significant renovation. The inner  
hallway has stairs rising to the first floor and gives access  
to the ground floor bathroom on one side and the kitchen  
on the other. A corridor from the kitchen leads to a  
covered work/storage area, which also needs attention.  
Upstairs, there are two double bedrooms at the front with  
high ceilings and wonderful views across the valley. The  
other two bedrooms are smaller and have some  
restricted head height.

Property Information:

Title: The house does not currently have a registered title  
as the original deeds have been lost. The solicitor  
handling the sale has applied to Land Registry to resolve  
this.

Access: There is a pedestrian right of way through a  
neighbour's garden to the pub car park below.

Structural: The garage requires structural repair. There  
are also recommendations to strengthen cracks at the  
front of the house with Helibars. A copy of the structural  
engineer's report is available and should be reviewed  
before arranging a viewing. The engineer also  
recommends that the large trees are professionally  
pollarded and maintained.

Heating: Electric night storage heaters.

Parking: Garage. Parking in front (tbc).

Connectivity: Ofcom reports ultrafast broadband is  
available. Mobile outdoor coverage is good







*Offers over*  
**£200,000**

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- *Sitting Room*
  - *Kitchen*
  - *Sun Room*
  - *Utility*
  - *Covered store*
  - *Four Bedrooms*
  - *194 ft Garden*
  - *Garage and Parking*
  - *No Onward Chain*
  - *Total plot 0.162 acres*
- 

**WITHIN EASY REACH...**

*Stroud 2.3 miles*  
*Cirencester 11.2 miles*  
*Nailsworth 3.5 miles*  
*Cheltenham 15.7 miles*

## *Outside*

The sloping, partly terraced gardens extend about 194 feet from the front door to the bottom boundary. Mature trees add beauty but need ongoing maintenance. From Spring Lane, a stone-pillared entrance marks the path down to the house. A detached garage with parking in front sits at lane level (please note: due to missing deeds, ownership can't be confirmed). The grounds are a lovely asset to the house but do need attention, with some walling and terracing requiring repair. A badger sett is believed to be at the rear, and a gated path provides pedestrian access through the neighbour's garden to the parking below.

## *Situation*

Thrupp, a charming village near Stroud in Gloucestershire, is popular with families thanks to its well-regarded junior school and close proximity to Stroud, which was named The Sunday Times' Best Place to Live in 2021. Stroud offers excellent state grammar and independent schools, as well as a vibrant community and beautiful green spaces. The historic Stroudwater Canal, running past Thrupp, is currently undergoing restoration, with key sections reopened and ongoing work to complete the "Missing Mile." Once finished, it will provide great opportunities for walking, cycling, boating, and wildlife spotting. Thrupp also features local favourites like the Felt Café and Stroud Brewery, both known for their welcoming atmospheres and quality offerings.





Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft  
 Garage With Inspection Pit = 16.3 sq m / 175 sq ft  
 Total = 129.8 sq m / 1397 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227126)

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

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PrimeLocation.com Zoopla rightmove

## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 2DT

**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 G

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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