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**

- · 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...

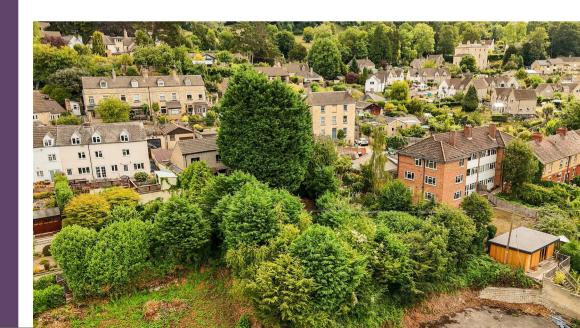
Stroud 2.3 miles
Cirencester 11.2 miles
Nailsworth 3.5 miles
Cheltenham 15.7 miles

Ditside

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



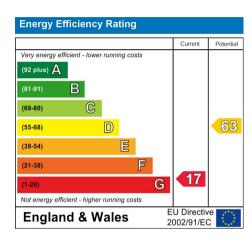


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227126)



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Aseful 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

