



**Connells**

Ben Grazebrooks Well  
Stroud



# Ben Grazebrooks Well Stroud GL5 1DL

for sale  
**£425,000**



## Property Description

\*\*\*FINAL PHASE RELEASED\*\*\* Connells are delighted to bring the final phase of this stunning development to the market in Lansdown Rise. This 4-bedroom, 3-storey house offers space, comfort and every convenience one could wish for. Enter on the ground floor and find a beautifully fitted open-plan kitchen-diner, storage cupboard, staircase and downstairs cloakroom. Moving upstairs and the hallway leads to a cheerful rear living room. Glazed doors lead out from the living room to the garden, drawing summer sunshine or soft winter light into the house. The master bedroom itself is impressively sized and beautifully appointed, complete with its own ensuite shower room. The second floor features the sparkling new family bathroom and three further bedrooms, with bedroom two also benefiting from an ensuite shower room. There is also allocated parking for two vehicles.

## Location

Brimming with independent shops, cafés and galleries and home to one of the best Farmers' Markets in the country, there are plenty of things to do in Stroud, described by Jasper Conran as 'the Covent Garden of the Cotswolds'. Stroud offers an eclectic mix of shops all set against the dramatic backdrop of the beautiful Five Valleys, just 90 minutes by train from London.

Well-known for its industrial heritage and as a centre for contemporary arts, a number of interesting landmark buildings contribute to the town's creative spirit and many writers, artists and craftspeople live in the five sweeping valleys encircling the town. An exciting programme of events and festivals in Stroud include the Select Festival (textiles) and month-long SITE Art Festival, where open-studio tours allow a glimpse into artists' homes and studios. Stroud Fringe brings the town alive in August with an array of free music events. The Cotswold Way runs through Stroud, popular with walkers. Rodborough, Minchinhampton and Selsley Commons overlook the town and are enjoyed

by a mix of walkers, horse-riders, paragliders, and those looking for a locally-made Winstones ice-cream.

## Lower Ground Floor Lounge/ Diner

17' 1" x 11' 4" ( 5.21m x 3.45m )  
UPVC double glazed window to the rear aspect. UPVC double glazed french doors providing access to the garden. Radiator. Television point. Telephone point.

## Kitchen

11' 8" x 9' 5" ( 3.56m x 2.87m )  
UPVC Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising a selection of cupboards and drawers with work surfaces over. One and a half bowl stainless steel sink unit with mixer taps and splash backs. Integrated electric induction hob with cooker hood over. Integrated electric oven. Space and plumbing for a dishwasher. Space for fridge/freezer. Wall mounted gas central heating boiler.

## Utility Room

6' 2" x 5' 8" ( 1.88m x 1.73m )  
Utility Room

## Ground Floor Accommodation Entrance Hall

Access to shower room and bedroom two  
Staircase accessing ground floor and second floor accommodation

## Bedroom Two

11' 8" x 11' 1" ( 3.56m x 3.38m )  
Double glazed window to the rear aspect. Access through to ensuite.

## Shower Room

Three piece suite comprising of Low Level WC, separate shower and pedestal wash hand basin with mixer taps. Extractor fan. Heated towel rail. Partially tiled to water sensitive areas. Heated towel rail.

## First Floor Accommodation

### First Floor Landing

Access to three bedrooms and family bathroom.

### Integral Garage

20' 5" x 9' 7" ( 6.22m x 2.92m )

Up and over door to the front

### Bedroom One

11' 8" x 8' 7" ( 3.56m x 2.62m )

UPVC Double glazed window to the front aspect. Access through to ensuite.

### Ensuite

Obscured UPVC Double glazed window to the rear aspect. Three piece suite comprising Low Level WC, Wash hand basin and separate shower cubicle. Tiling to all water sensitive areas. Heated towel rail.

### Bedroom Three

11' 8" x 8' 4" ( 3.56m x 2.54m )

UPVC Double glazed windows to the rear aspect. Radiator.

### Bedroom Four

11' 9" x 8' 4" ( 3.58m x 2.54m )

UPVC Double glazed windows to the rear aspect. Radiator.

### Bathroom

Three piece suite comprising panelled bath with mixer taps. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail. Part tiled to all water sensitive areas.

## External Features

### Garden

Fenced boundaries. Patio. Muddled area.

### Parking

Driveway parking

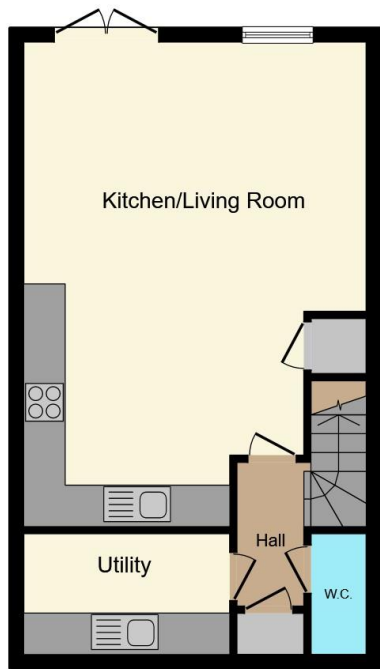
## Cornwell Construction Homes

Cornwell Construction Homes is a Cheltenham based family run business that specialise in building high quality bespoke developments. The business is a father and son team with over 40 years experience in building high specification, quality homes. The company prides itself of delivering the best possible product for their clients and are supplied with a choice of kitchen units and worktops, wall tiles and flooring. You can tailor your new home to your own specifications.

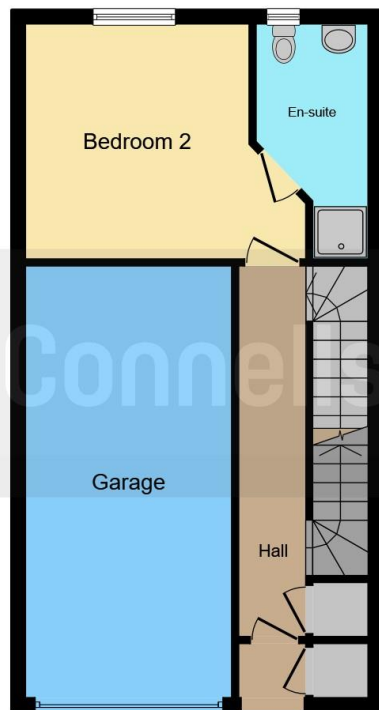
### Agent Note

Financial assessment via Connells will be required.

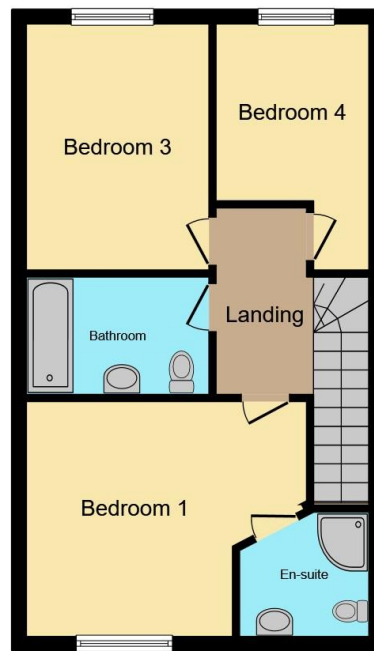




**Lower Ground Floor**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

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Tenure: Freehold



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