

ASHFORD HOUSE

4 GOLDEN VALLEY, BRIMSCOMBE



Ashford House, 4 Golden Valley, Brimscombe, Stroud, GL5 2RX

A WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOUSE IN A GENEROUS PLOT WITH WONDERFUL GARDENS AND VIEWS ACROSS THE VALLEY.

Entrance Hallway, Sitting Room, Kitchen/Breakfast Room, Dining Room, Study, 4 Double Bedrooms (2 en-suite bathrooms), Family Bathroom, Utility Room, Guest WC, Detached Double Garage, Gated Driveway, Terrace & Garden

GUIDE PRICE £850,000

DESCRIPTION

Ashford House is a spacious 4 bedroom, detached family home. Tucked away at the end of a quiet cul-de-sac the property is approached via a large driveway behind gates which offers an abundance of off-street parking. The house itself sits comfortably in the centre of its plot with a detached double garage to the left hand side.

On the ground floor all the rooms lead off a spacious central double height entrance hallway with guest WC and study to the front. To the left, the bright sitting room with exposed brick fireplace and wood burner has two sets of patio doors leading out to a paved terrace overlooking the gardens, taking full advantage of the south-westerly aspect. On the other side of the house is a 24ft kitchen/breakfast room with AGA, comfortable seating area, patio doors to the garden and a separate utility room with side access leading off. There is also a separate dining room.

On the first floor the four double bedroom lead off a central landing. The principle bedroom has a walk-in wardrobe, large en-suite bathroom and views over the garden and across the valley beyond. A second bedroom has an en-suite shower room and there is also a family bathroom.

The landscaped garden envelopes the property on three sides with a raised paved terrace, a gently sloping main lawn and separate gravelled seating areas. Pretty borders with mature shrubs and box hedging cleverly separate the different areas of the garden including a vegetable patch, two greenhouses and a summer house.

DIRECTIONS

The property is most easily found by leaving Stroud in the Cirencester direction on the A419. Continue for a couple of miles and take the left hand turning into Nursery Drive. Golden Valley can then be found on your right with Ashford House the very last house on your left with a gated driveway.

LOCATION

Ashford House is located at the end of a quiet and private no-through lane on the south facing slopes of Brimscombe. The village is conveniently located within easy reach of Stroud but also benefits from it's own local amenities including the award winning Ship Inn, the popular Long Table, a well regarded primary school, shop and post office. Stroud is a vibrant market town with a good range of independent retailers, and award winning Farmer's Market and several large supermarkets including a Waitrose. Golden Valley falls within the catchment area for Thomas Keble Secondary School, and there are other excellent schools in the vicinity including grammar schools Marling and Stroud High, and several highly regarded independent schools including Wycliffe and Beaudesert.

The area has excellent transport links with Stroud Train Station running a regular service to London Paddington (90 minutes) Gloucester and Cheltenham and both the M4 and M5 motorways are within easy reach making this a popular location for commuting.

TENURE	Freehold
EPC	EER: Current 66 / Potential 75 Electricity and mains drainage are connected to the property. Oil fired central heating.
SERVICES	Stroud District Council Tax Band G - £3707.41. Ofcom checker: Broadband -1 Mbps standard 12 Mbps superfast, Mobile networks - O2 Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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4 Golden Valley, Brimscombe, Gloucestershire

House
Garage
Summerhouse

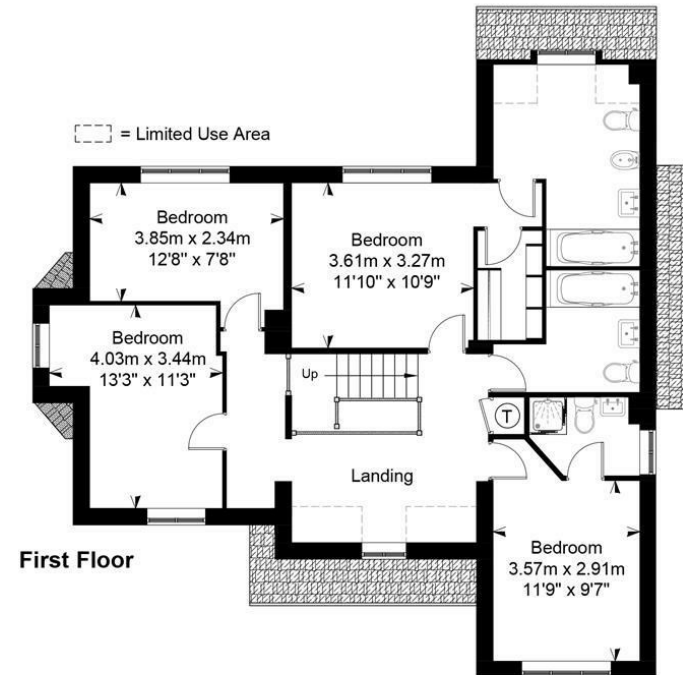
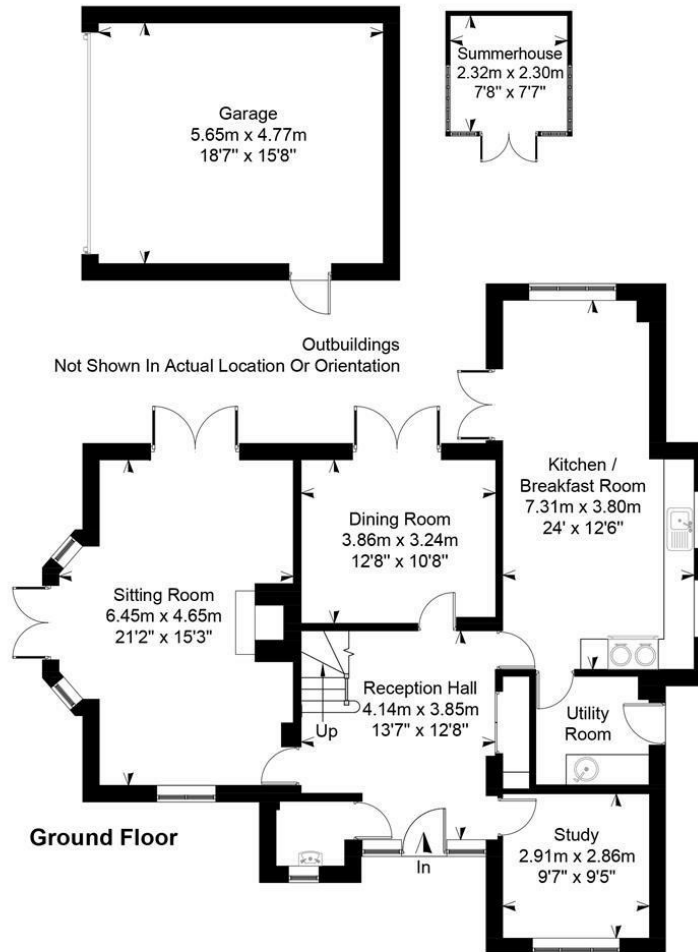
Approximate IPMS2 Floor Area
190 sq metres / 2045 sq feet
27 sq metres / 290 sq feet
5 sq metres / 54 sq feet

Total
(Includes Limited Use Area)

222 sq metres / 2389 sq feet
4 sq metres / 43 sq feet

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



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