

SANDSTONES

STROUD



Sandstones, Park Road, Stroud, Gloucestershire, GL5 2JF

LOCATED WITHIN TOUCHING DISTANCE OF STROUD TOWN CENTRE, THIS SPACIOUS FOUR BEDROOM HOME OFFERS VIEWS ACROSS THE VALLEY, OFF STREET PARKING FOR MULTIPLE CARS ALONG WITH DETACHED GARAGE.

Entrance Hall, Downstairs WC, Kitchen, Dining Room, Living Room, Conservatory, Utility Room, Four Bedrooms, Garden, Off-Street Parking, Detached Garage.

GUIDE PRICE £680,000

DESCRIPTION

Situated just a short stroll from the popular town centre of Stroud, this welcoming, bright and airy detached home enjoys stunning views across the valley. Designed for modern day flexible living, the property features a sociable kitchen equipped with ample storage units, spacious utility room and separate dining area. The cosy sitting room, complete with a fireplace, offers access to a sunny rear conservatory overlooking the garden with views towards Rodborough Common.

Additionally on the ground floor, you'll find an inviting entrance hall/boot room with a convenient downstairs WC and a pantry adjacent to the kitchen.

The first floor hosts four bedrooms, including a principal bedroom with an en-suite bathroom. Bedrooms two and three are generously sized doubles with built-in storage, while the fourth bedroom is ideal for use as a single or a home office. The family bathroom is also located on the first floor together with additional storage areas.

The front of the property features a sloping area of lawn, driveway with parking for two cars, and a single garage with electric door and rear window, perfect for a workshop. The beautifully landscaped rear gardens are bathed in sunlight with delightful south-westerly views.

DIRECTIONS

The property can be found by leaving our Stroud office in the direction of Waitrose following the A419, London Road. Go straight over both roundabouts, then turn left into Park Road and the property can be found shortly up the hill on the left hand side.

LOCATION

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Once described as "The Covent Garden of the Cotswolds", Stroud is a thriving market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, a cinema, bookstores, a vibrant farmers' market and a selection of supermarkets, the nearest being Waitrose.

Stroud boasts a great variety of independent, state and grammar schools. The nearest motorway junction is 13 on the M5 providing access to Bristol and Cheltenham and beyond. Stroud mainline station offers a regular service to London (Paddington), circa 90 minutes. Motorway M5 J13 Stroud - 5 miles, Motorway M4 J15 Swindon - 31 miles, Stroud Railway Station - 0.25 mile, Cirencester, 13 miles, Cheltenham - 14 miles, Bristol Temple Meads - 32 miles. Distances are approximate.

TENURE Freehold
EPC EER: Current 45 / Potential 76

SERVICES All mains services are connected to the property. Gas central heating, mains drainage. Stroud District Council Tax Band E £2891.19 2024/2025. Broadband Superfast 80mbps. Mobile: EE / O2 Likely.

Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552, 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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Sandstones, Park Road, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 149 sq metres / 1603 sq feet
Garage 13 sq metres / 140 sq feet

Total 162 sq metres / 1743 sq feet

Simply Plans Ltd © 2024

07890 327 241

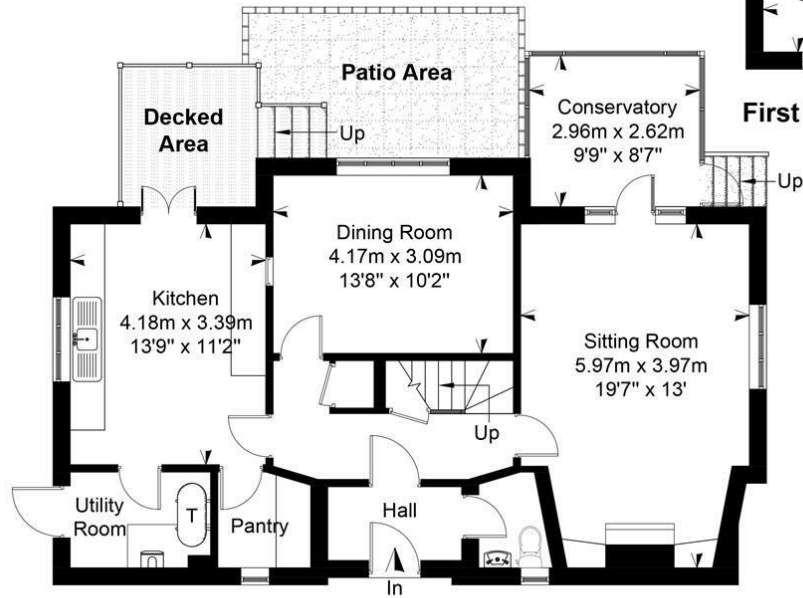
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This plan is for identification and guidance purposes only.

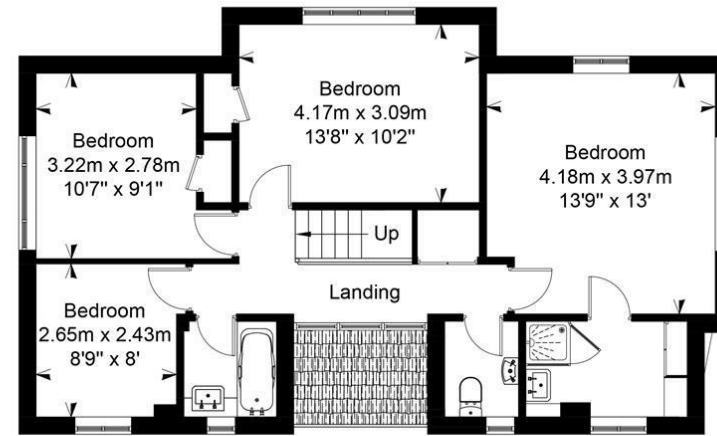
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

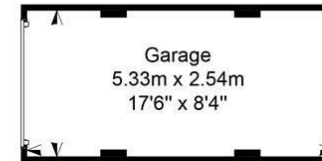
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Outbuildings
Not Shown In Actual Location Or Orientation



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