



SANDSTONES · PARK ROAD · STROUD

**MURRAYS**  
SALES & LETTINGS



SANDSTONES  
PARK ROAD  
STROUD  
GL5 2JF

Offered to the market chain free. 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 a detached garage.

**BEDROOMS: 4**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 2**

**GUIDE PRICE £680,000**

## FEATURES

- Detached House
- Views Across The Valley
- 4 Bedrooms
- Off-Street Parking
- Detached Garage
- Good Sized Plot
- Potential To Improve
- Walking Distance To Amenities
- Conservatory
- South-Westerly Facing Garden



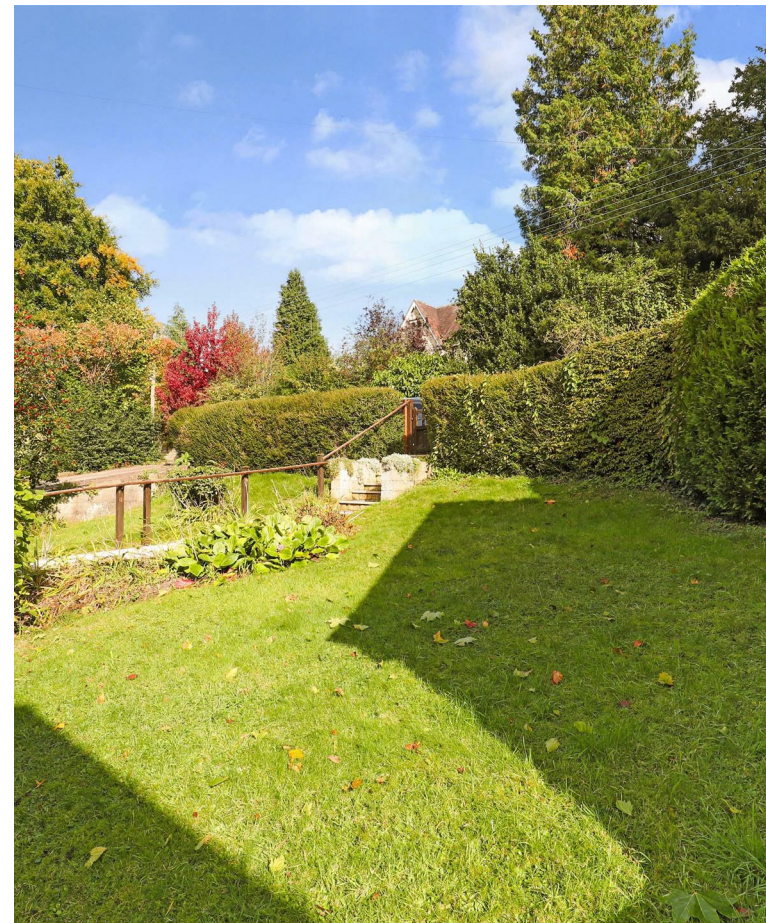
## DESCRIPTION

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.



## 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

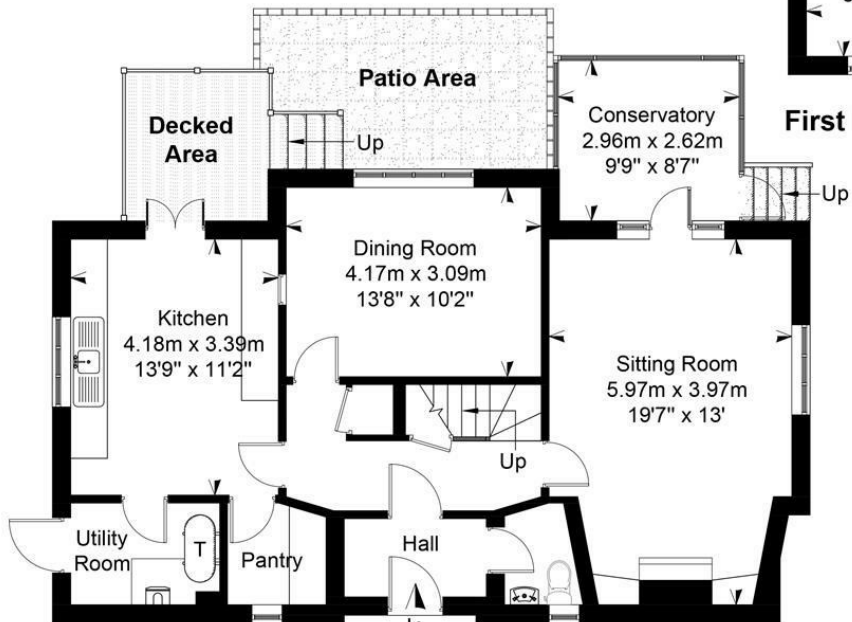
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This plan is for identification and guidance purposes only.

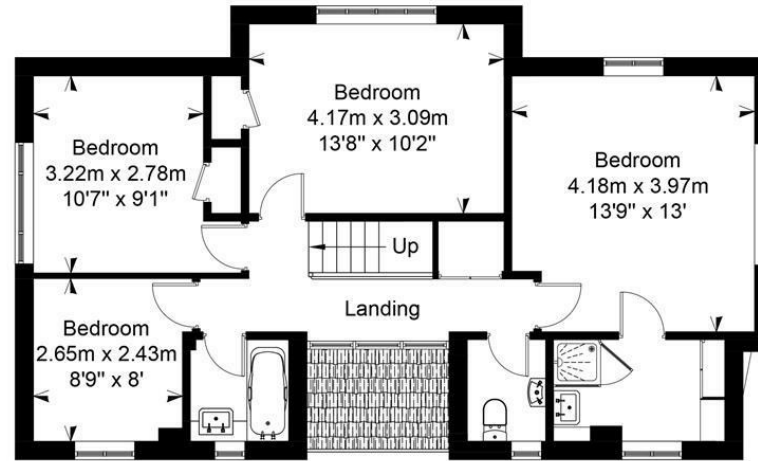
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

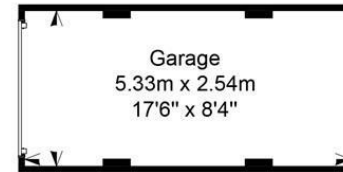
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Outbuildings  
Not Shown In Actual Location Or Orientation

**MURRAYS**  
SALES & LETTINGS

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### Mayfair

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41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

E

### 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.

## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing  
please call our Stroud office on 01453 755552