



5 HOPE COTTAGES · CHURCHFIELD ROAD · STROUD

5 HOPE COTTAGES  
CHURCHFIELD ROAD  
STROUD  
GL5 1EJ

Charming 2 bedroom Victorian home with detached studio occupying a tucked away location within walking distance of Stroud town centre

**BEDROOMS: 2**

**BATHROOMS: 1**

**RECEPTION ROOMS: 1**

**GUIDE PRICE £285,000**

**FEATURES**

- Victorian House
- 2 Bedrooms
- Detached Studio
- Convenient for Town Centre
- Sitting Room with wood burning stove
- Rear garden
- Kitchen/Breakfast Room
- Period features
- Viewing advised



**DESCRIPTION**

Tucked away from view yet convenient for the centre of Stroud, this much loved Victorian home offers well balanced accommodation with all you would expect for a property of this era.

A useful porch leads in to the sitting room where a lovely wood burning stove provides a focal point for cosy winter evenings. The kitchen/breakfast room with tiled floor is located to the rear of the house with a rear porch beyond. The cloakroom and access to the terraced gardens and studio are located from here.

Two good bedrooms are located on the first floor together with the bathroom.





## DIRECTIONS

Leave Stroud town centre in the direction of Cirencester (A419) for approximately 1.4 mile. Upon reaching the traffic lights at The Bowbridge Arms, turn left on to Bowbridge Lane. Climb the hill for a short distance before taking a right turning in to Spider Lane. Park on the lane and turn left and walk along Churchfield Road where the property can be found at the end on the footpath on the right hand side.

## LOCATION

Church Road is located near to 'Old Stroud', where the properties are a mixture of medieval cottages mixed with homes from the Victorian/Edwardian eras, within striking distance of the vibrant town of Stroud providing excellent shopping facilities including an award winning Farmers' Market every Saturday. The town has a somewhat Bohemian feel with its cultural mix of individual retailers, cafes and restaurants.

Stroud station feeds in to London (Paddington) scheduled within 95 minutes, it is also little more than 15 minutes from Junction 13 of the M5 and within about 2 hours of London by road.

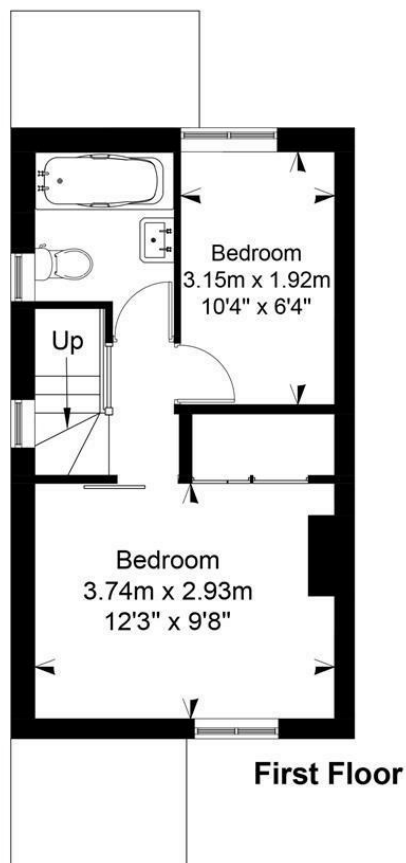
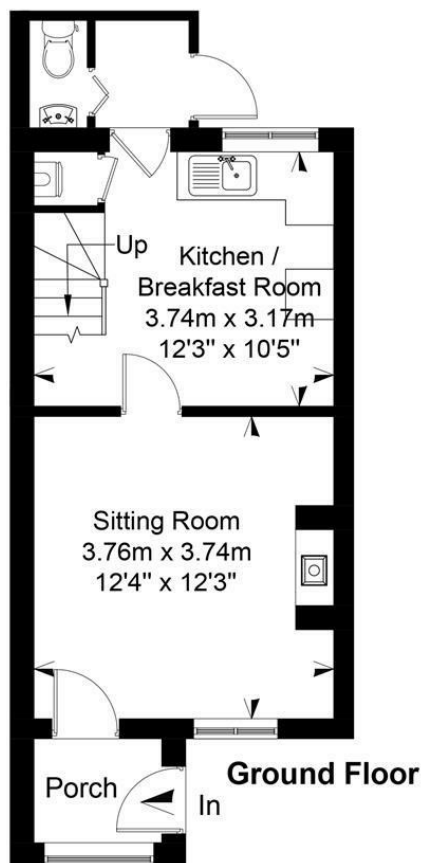
The town has several major supermarkets (Waitrose, Sainsbury's Tesco, Aldi and Lidl). It is surrounded by lovely countryside offering superb walks/hacks and golf courses.



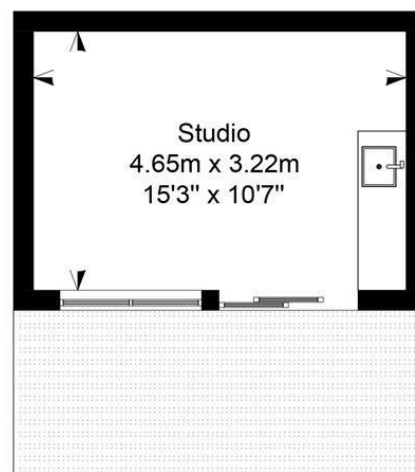


## 5 Hope Cottages, Churchfield Road, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	58 sq metres / 624 sq feet
Studio	15 sq metres / 161 sq feet
Total	73 sq metres / 785 sq feet



Outbuildings  
Not Shown In Actual Location Or Orientation



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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

**MURRAYS**  
SALES & LETTINGS

### Stroud

01453 755552  
stroud@murraysestateagents.co.uk  
3 King Street, Stroud GL5 3BS

### Painswick

01452 814655  
painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334  
minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099  
info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

D

### SERVICES

All mains services are believed to be connect to the property. Gas central heating, Mains Drainage. Stroud District Council Band: B £1839.84. Ofcom checker Broadband Standard 5Mbps, Ultrafast 1800 Mbps. Mobile coverage: EE, O2 Likely, Three, Vodafone Limited

## 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