



STABLE COTTAGE · SELSLEY · STROUD

STABLE COTTAGE
STANLEY PARK
SELSLEY
STROUD
GL5 5LE

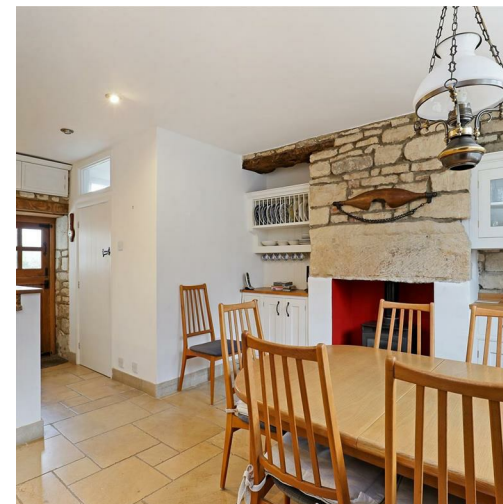
Offered to market chain free. Forming part of the historical Stanley Park, Stable Cottage sits tucked away beyond the well-known archway with off-street parking and a single garage with roof top garden.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 1

GUIDE PRICE £495,000

FEATURES

- Grade II Listed Property
- 3 Bedrooms
- 2 Bathrooms
- Kitchen/Dining Room
- Lovely Character Features
- Views To Selsley Common
- Rooftop Style Gardens
- Parking
- Garage
- No Onward Chain



DESCRIPTION

Forming part of the historical Stanley Park 'known for the destination of the pioneering Oxford Balloonist, James Sadler on the first ever flight from Stroud on 19th October, 1785', Stable Cottage sits tucked away between two other Grade II Listed homes with off street parking to the front and a detached garage with garden and roof terrace above.

Surprisingly light and spacious, the property retains a real charm with features typical of its era including Cotswold Stone fireplaces, window seats and exposed beams. The heart of the home is for sure the kitchen/dining room with a range of built in units and fireplace (currently housing a gas fired stove). A utility/cloak room is located off the kitchen together with access to a rear terrace overlooking the ground beyond. Opposite the kitchen the spacious sitting room offers a welcoming reception space with an open fire offering a focal point. On the first floor there are three bedrooms one with built in wardrobes and another with an en-suite shower, together with the family bathroom.

Parking for 2/3 cars is available immediately to the front of Stable Cottage with a useful garage opposite. The gardens and roof terrace are located in an elevated setting above and beyond the garage offering a wonderful entertaining space to enjoy views of both the historical homes and Selsley Common.





DIRECTIONS

From our Stroud Office proceed towards the M5 motorway and at the roundabout opposite Sainsburys take the 'Scenic Route' up the hill (B4066) to Selsley. At the first fork in the road, turn right towards Middleyard and Kings Stanley. As the road bends to the left the entrance to Stanley Park can be found on the right hand side. Drive through the first arch and turn immediately left where the property can be found on the right hand side.

LOCATION

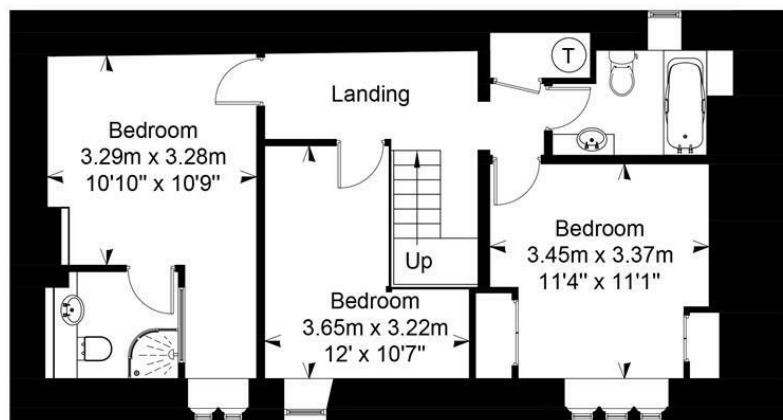
The historical complex known as Stanley Park is situated close to the market town of Stroud, between Cheltenham and Bristol. Under the cusp of Selsley Common, it has a dramatic setting with acres of natural countryside as a backdrop and the Cotswold Way, renowned for miles of scenic walks, on its doorstep.

Selsley is a popular village and has an excellent pub and is perfectly located for commuting long distance by road or rail. It is within 10 minutes of Junction 13 of the M5 motorway while from Stroud Station, trains into London Paddington are scheduled from 90 minutes. As a regional 'hub' Stroud has a Waitrose superstore and four other major supermarkets, an award winning weekly Farmers' Market, multi-plex Cinema, leisure centre and an eclectic range of independent retailers.

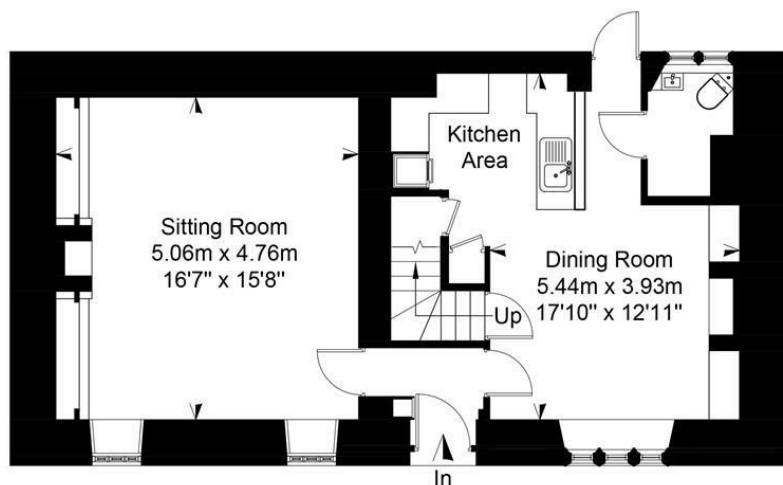
Locally there is an excellent choice of schools including Stroud High, Marling (both Grammar schools) and Wycliffe College.



Stable Cottage, Stanley Park, Selsley, Stroud, Gloucestershire



First Floor



Ground Floor

House
Garages

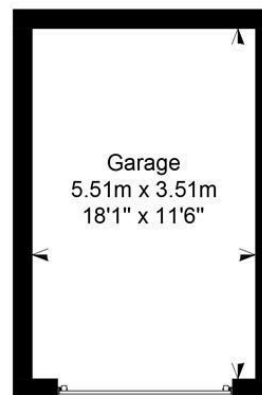
Total

Approximate IPMS2 Floor Area

109 sq metres / 1173 sq feet

19 sq metres / 204 sq feet

128 sq metres / 1377 sq feet



Garage
5.51m x 3.51m
18'1" x 11'6"

Outbuildings

Not Shown In Actual Location Or Orientation

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

Exempt as Grade II Listed

SERVICES

Mains water, electricity, gas and drainage are believed to be connected to the property. Gas CH.

Stroud District Council Tax Band £2,202.35

2024/25. Ofcom Checker: Broadband Std

9Mbps, Superfast 50Mbps' Mobile O2

likely, EE, Three & Vodafone limited.

SUBJECT TO CONTRACT

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