

WOODLAND

FARMHILL CRESCENT
STROUD

Woodland, Farmhill Crescent, Stroud, Gloucestershire, GL5 4BZ

LOCATED WITHIN EASY REACH OF STROUD TOWN CENTRE, THIS LIGHT AND AIRY DETACHED HOUSE OFFERS FABULOUS FAR REACHING VIEWS, GATED OFF STREET PARKING AND OUTBUILDINGS.

Entrance Hall, Kitchen/Dining Room, Sitting Room, Cloakroom, 4 Bedrooms, Bathroom, Gardens, Parking, Utility Room, Detached Studio/Home Office, Detached Wooden Cabin, Views. 1/4 Acre plot.

GUIDE PRICE £725,000

DESCRIPTION

Located in Farmhill within easy reach of Stroud town centre, this light and airy detached house offers the most fabulous far reaching views with gated off street parking and adaptable space. The main house offers all the requirements for modern day living with a sociable kitchen/dining room offering a lovely bay window and fitted with an array of units and sitting room with wood burning stove perfect for cosy evenings furnished with wooden floors and sliding doors to the outdoor terrace. Additional areas on the ground floor include a cloakroom. On the first floor there are two bedrooms including the master bedroom with walk in dressing room and family bathroom with both bath and separate shower cubicle together with two further attic bedrooms on the second floor. A utility room is located below the house, whilst a detached sound proofed home office/studio is located to the front. The majority of the gardens are located to the rear of the house with spaces for al-fresco entertaining including a decked area at the bottom of the garden where the most fabulous detached wooden garden cabin creates a harmonious space to enjoy the view. Mature fruit trees and well stocked shrubs are an additional feature of the external spaces together with a small woodland area. Total plot 1/4 acre.

DIRECTIONS

The property is easily found by leaving Stroud in the Cheltenham/Gloucester direction on the A46. At Stratford Park roundabout (Tesco) turn left onto Stratford Road. At the fourth mini roundabout turn right signposted to Whiteshill. Continue up the hill for a short distance and the entrance to Farmhill Crescent can be found on the left hand side.

LOCATION

The small suburb of Paganhill is located just over a mile from the centre of the market town of Stroud with a range of facilities nearby including a Tesco Express, popular Leisure Centre with

both indoor and outdoor pools, Stroud College and a variety of secondary schools including Archway, Marling and Stroud High. Buses run within the area linking the towns of Gloucester, Cheltenham and Stroud. The town of Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Once described as "The Covent Garden of the Cotswolds", it is a market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, cinema, bookstores, a vibrant weekly Farmers' Market and a selection of supermarkets.

The nearest motorway junction is 13 on the M5 providing access to Bristol and Cheltenham. Stroud mainline station provides a regular service to London (Paddington) in approximately 90 minutes.

TENURE Freehold
EPC EER: Current 43 / Potential 73

SERVICES All mains services are believed to be connected to the property. Gas central heating, mains drainage. Stroud District Council Tax Band E £2,891.19 2024/2025. Broadband Standard 15 Mbps, Superfast 80 Mbps. Mobile O2 likely, EE, Three and Vodafone Limited

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stoud 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

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*



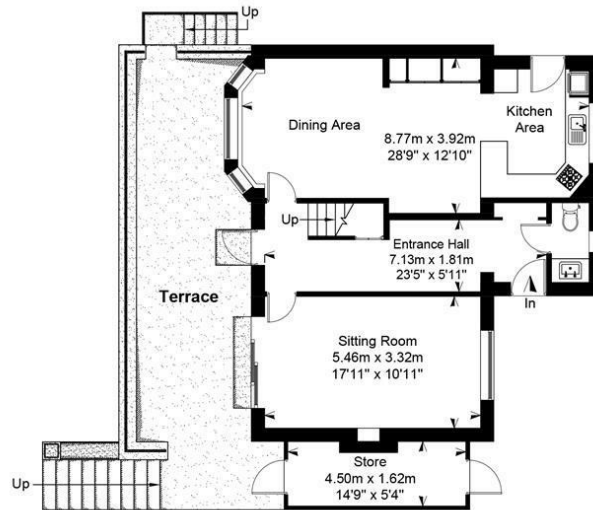


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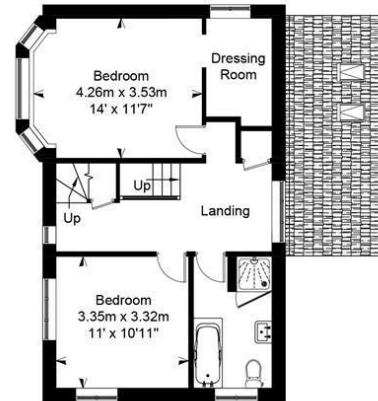
	Approximate IPMS2 Floor Area
House	157 sq metres / 1690 sq feet
Utility Room	10 sq metres / 108 sq feet
Home Office	12 sq metres / 129 sq feet
Store	7 sq metres / 75 sq feet
Garden Cabin	14 sq metres / 150 sq feet

Total	200 sq metres / 2152 sq feet
(Includes Limited Use Area)	16 sq metres / 172 sq feet

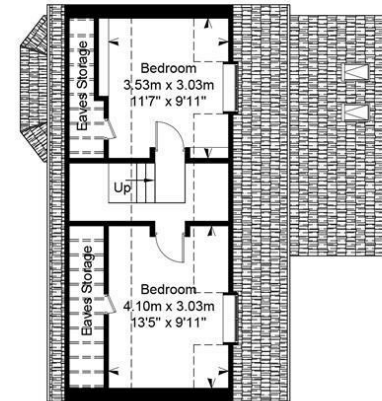
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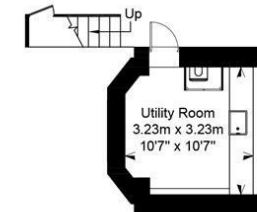
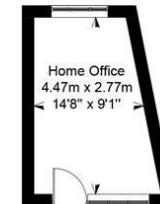
Ground Floor



First Floor



Second Floor



Lower Ground Floor

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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
Outbuildings
Not Shown In Actual Location Or Orientation



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