



The Old Coach House Stroud Road, Gloucester, GL4 0UF Offers Over £450,000

A rare opportunity to acquire one of just two barn conversions, this beautifully presented semi-detached home offers a wonderful combination of character, space and countryside living.

Approached via a private driveway, the property enjoys a peaceful and enviable position overlooking surrounding farmland, providing a lovely rural outlook and a sense of privacy.

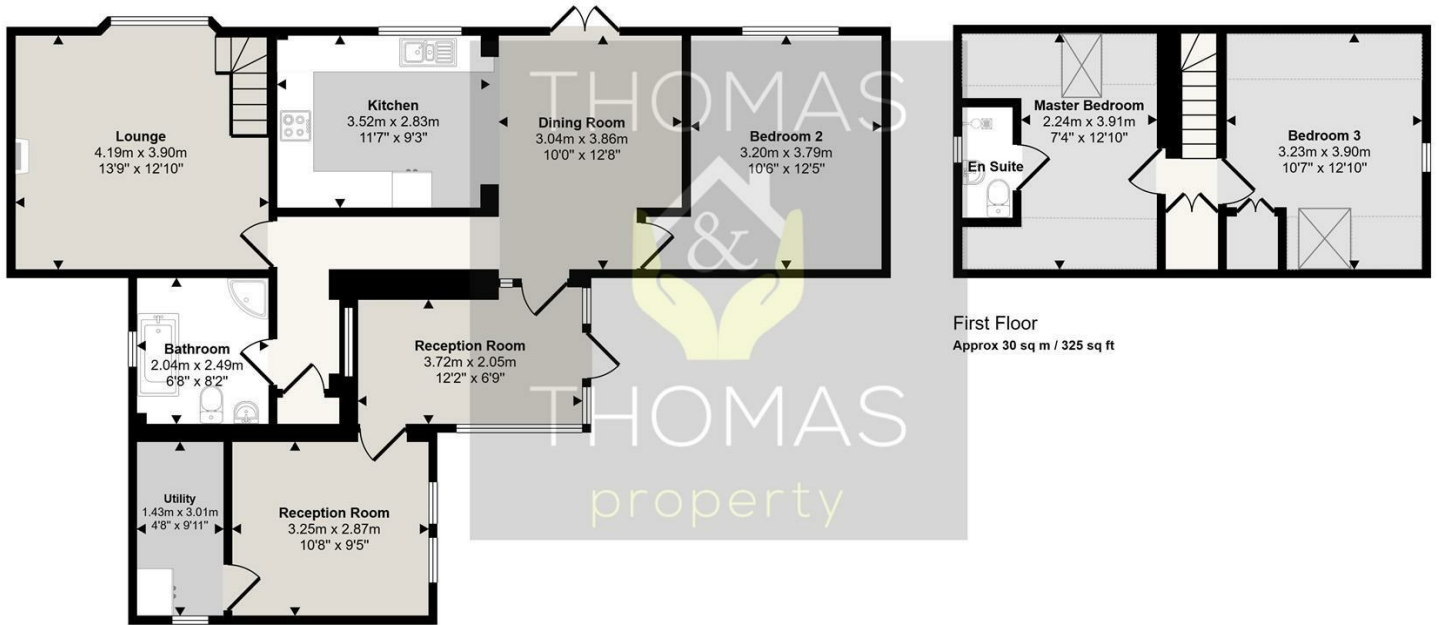
Internally, the property is in beautiful condition throughout, whilst retaining a wealth of charming character features that complement the more modern comforts of the home. The versatile accommodation is arranged over two floors and offers three reception rooms, providing plenty of flexibility for family living, entertaining or working from home.

The ground floor also benefits from a generously proportioned bedroom, while upstairs are two further bedrooms, including a principal bedroom with its own en-suite shower room.

With its unique character, generous and versatile accommodation, private driveway and attractive rural setting, this is a particularly special home. The property is also being offered for sale with no onward chain, making it an ideal opportunity for buyers looking for a straightforward move.

- One of only two barn conversions
- Charming semi-detached property
 - Beautiful farmland views
 - Three reception rooms
 - No onward chain
 - Peaceful rural setting

Approx Gross Internal Area
121 sq m / 1299 sq ft



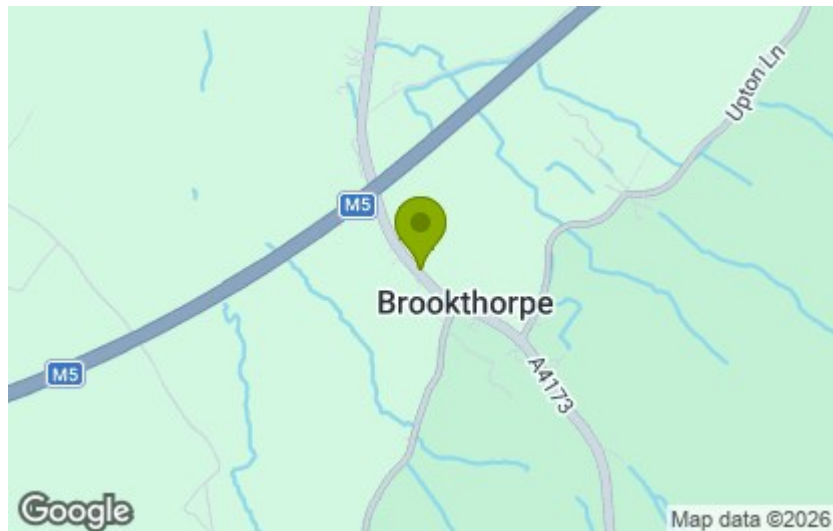
Ground Floor
Approx 90 sq m / 974 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	45	64
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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