



DEER HOUSE · PARK ROAD · STROUD

MURRAYS
SALES & LETTINGS



DEER HOUSE · PARK ROAD · STROUD · GL5 2JF

BEDROOMS: 4

BATHROOMS: 4

RECEPTION ROOMS: 3

GUIDE PRICE £1,450,000

- Contemporary Architecturally Designed Home
- Magnificent Far-reaching Views
- Stylishly Presented
- Gated Driveway Parking
- Mechanical Ventilation Heat Recovery System
- Eco-conscious Design with zinc roof
- Extensive Ancillary Accommodation
- Within Easy Walking Distance of Stroud
- Solar Panels and Air conditioning
- Spacious Studio/potential annexe

A striking architecturally designed contemporary eco-friendly home with magnificent far-reaching views and expansive ancillary accommodation including a detached home office and separate studio space, within easy walking distance of the market town of Stroud.

DESCRIPTION

Deer House offers a substantial contemporary home thoughtfully designed to maximise the far-reaching views whilst embracing an eco-conscious approach to both design and day-to-day living. Clad in larch the property is fitted with a mechanical ventilation and heat recovery system finished off with zinc roof enhancing efficiency, providing low-energy, sustainable climate control throughout.

The home has a wonderful sense of light and space which is immediately apparent as soon as you enter the spacious reception hall complete with built-in storage for coats and boots.

An open-plan kitchen/dining room with quartz worktops sits at the heart of the home with doors opening to a statement terrace with porcelain stone flooring, ideal for soaking up the views across the valley

and relaxing or entertaining with family and friends.

Contemporary fitted units with clean lines and in-built appliances create ample discreet storage. A large centre island with breakfast bar seating is ideal for informal dining and also provides useful preparation space.

The sitting room leads off the kitchen and is a lovely light-filled room which works equally well for hosting as for quiet relaxation at home. Large glazed windows maximise the wonderful views.

A spacious utility room and separate shower room (initially designed as a sauna room) complete the ground floor. Both the ground floor and the annexe are furnished with engineered oak flooring

The first floor opens to a large snug area, currently used as an office space and

beautifully illuminated by a striking large window that draws in the surrounding views.

The property benefits from four double bedrooms, one located on the ground floor and a further 3 bedrooms on the first floor. The two first floor front-facing bedrooms enjoy exceptional valley views and the principal bedroom has a large en-suite and walk-in dressing room.

The ground floor bedroom is well configured for multi-generational living or income generation, with its own external access and an en-suite shower room.

ANCILLARY ACCOMMODATION

Deer House benefits from an exceptional range of ancillary accommodation including a detached studio and separate home office; both have been thoughtfully appointed with cloakroom facilities and offer a wealth of potential uses.

The studio space is currently used as a yoga studio and has been engineered to take a sedum roof (if required). The room is furnished with bamboo flooring and full length glazed bi-fold windows offering superb views across Stroud and the valley beyond.

GARDEN

A Japanese inspired ornamental garden is set to the front of the house with a seating area and well stocked borders.

The rear of the house is mainly laid to lawn with mature fruit trees including plums, apples, cooking apples and figs together with a pretty summerhouse, 3 sheds and a greenhouse.

Driveway parking for several cars leads off Park Road.



LOCATION

One of the key attributes of Deer House is its close proximity to the thriving market town of Stroud, whilst simultaneously offering peace and exceptional views.

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 excellent amenities including independent coffee shops, galleries, a cinema, bookstores and a vibrant farmers' market. There is a good selection of supermarkets, the nearest being Waitrose.

The area benefits from an excellent choice of schools in both the state and private sector. Stroud has two selective grammar schools and there are other sought after grammar schools in nearby Gloucester and Cheltenham.

In the private sector, Beaudesert Park is less than a ten minute drive from Deer House and Wycliffe in Stonehouse is also within easy reach. There is also a good

choice of private schools in Cheltenham.

Transport links are good with J13 of the M5 within a 15 minute drive.

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.



DIRECTIONS

From our Stroud office take the A419, London Road in the direction of Chalford. At the first set of traffic lights turn left into Park Road. Deer Park is found towards the top of the road on the left hand side.





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

A

SERVICES

Mains gas, electric, water and sewage all connected to the property. Gas Central Heating. MVHR Stroud District Council Tax Band F (£3807.52 2026/27). Ofcom Checker: Broadband - Ultrafast 2000mbps. Mobile Coverage: EE/3/Vodafone/O2 all good.

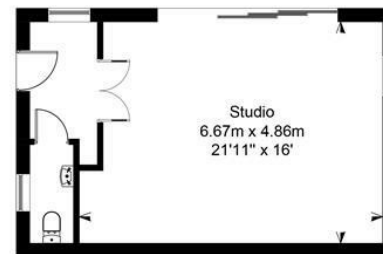
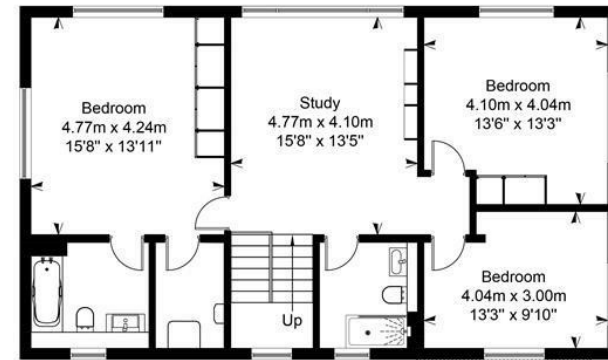
For more information or to book a viewing please call our Stroud office on 01453 755552

Deer House, Park Road, Stroud, Gloucestershire

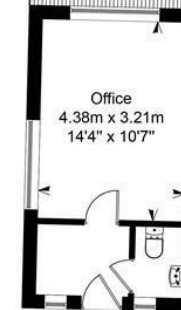
Approximate IPMS2 Floor Area

House	206 sq metres / 2217 sq feet
Office	19 sq metres / 205 sq feet
Studio	38 sq metres / 409 sq feet
Summerhouse	4 sq metres / 43 sq feet

Total 267 sq metres / 2874 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

SUBJECT TO CONTRACT

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