



THE COTTAGE · PARKEND · PAGANHILL · STROUD

MURRAYS
SALES & LETTINGS

THE COTTAGE
PARKEND
PAGANHILL
STROUD
GL5 4BB

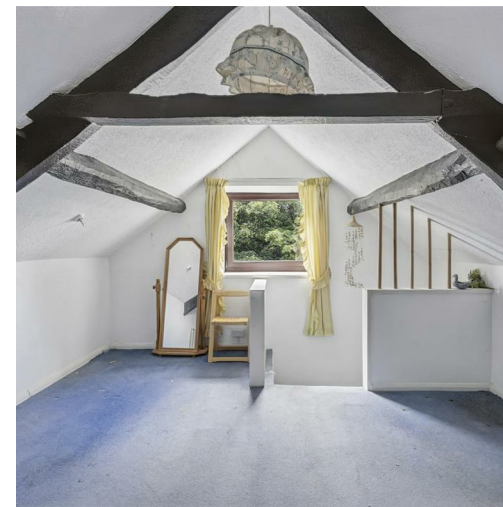
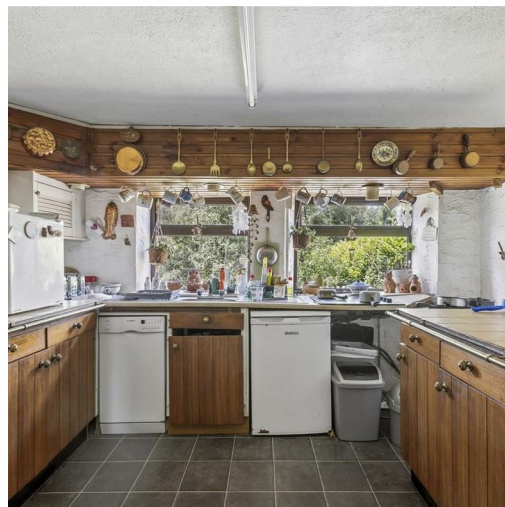
The Cottage is the epitome of charm located in a tucked away position within good size gardens. As the property has been in the same ownership for over 40 years, it would now benefit from some modernisation.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £275,000

FEATURES

- Semi-Detached
- Renovation Project
- 3 Bedrooms
- Period Features
- Level Gardens
- Walking distance to Pub/Shop and Country Walks
- Tucked away Location



DESCRIPTION

Tucked away along a shared pathway, The Cottage is full of charm and character, offering a wonderful opportunity for a buyer looking to modernise and make it their own.

Traditional features remain throughout, including exposed beams and a delightful window seat in the sitting room, creating a warm and welcoming atmosphere from the moment you step inside.

Arranged over three floors, the accommodation comprises a kitchen with space for an under-counter dishwasher and fridge, a cosy sitting room featuring a faux chimney breast as an attractive focal point, and a bathroom fitted with a shower over the bath and useful storage.

The first floor provides two bedrooms, while the second floor hosts a characterful attic-style bedroom with exposed beams.

Outside, the level gardens are situated to the front of the cottage, offering generous outdoor space with excellent potential for landscaping, entertaining, or creating a productive kitchen garden.

Unallocated roadside parking is available nearby, with a pull-in area regularly used by the current owner.

AGENTS NOTE:

Please note that we are only able to conduct viewings on this property on Saturdays.





DIRECTIONS

From Stroud, take the A419 west to Cainscross and at the roundabout, take the third exit into Paganhill Lane. Follow up the hill, passing the fire station on your left until you reach the mini roundabout at the top of the hill. Take the first exit on the left, passing The Crown public house on the right. The property can be found at the end of a shared pathway on the left hand side just before the road starts to decline.

LOCATION

Paganhill is located approximately one 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. 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.



Approximate Floor Area = 90.4 sq m / 973 sq ft



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Stroud

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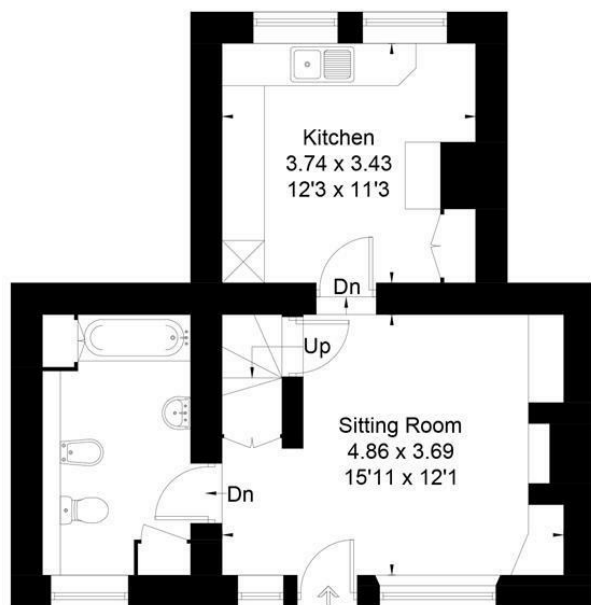
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Minchinhampton

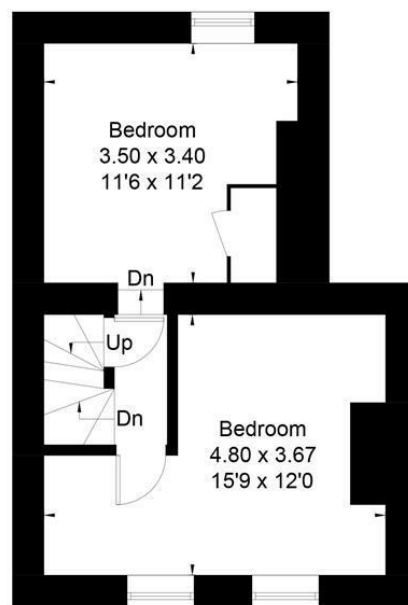
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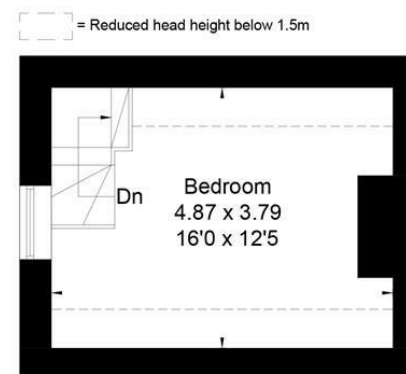
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Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110502

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

D

SERVICES

All mains services are connected to the property, Gas central heating. Stroud District Council Band C £2343.08 Ofcom checker, Broadband: Standard 12 Mbps, Superfast 67 Mbps. Mobile Coverage: EE, O2, 3 and Vodafone all good outside, variable inside.

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