

# Elmfield House

127 Westward Road

Ebley

Stroud

GL5 4SP



OFFERS IN THE REGION OF: **£695,000**

4 BED, 2 BATHROOMS, 2 RECEPTIONS

A beautiful period home for sale in Ebley, Stroud

**kw**  
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# Introducing

## ELMFIELD HOUSE



### A Historic Gem in Ebley, Stroud

Nestled in the vibrant Cotswolds town of Stroud, moments from Ebley Wharf's cafés and canal walks, Grade II listed Elmfield House blends historic grandeur with warm, spacious living. Built in 1702 with a stately 1846 West Wing, this 2,637sq ft home, cherished for 40 years, features high ceilings, marble fireplaces and mullioned windows. The grand entrance hall and expansive living and dining rooms are ideal for hosting and family life throughout the year. The kitchen boasts an Everhot stove and oak units.

Upstairs, generous double bedrooms suit growing families. The south-facing gardens, with unique areas, invite socializing or relaxing with nature. Elmfield House is a magnificent period home, highly adaptable and a perfect opportunity for the new owners to make their own.

The property is minutes from Stroud town centre with its weekly Farmers' Market, local primary schools, and top grammar schools. The location also benefits from close proximity to Stroud train station with direct trains to London (90 minutes) and the Cotswold countryside on your doorstep.



## Key Features

- Majestic grade II listed period home
- Character period features
- Four large double bedrooms
- Expansive south facing gardens
- Large driveway with ample parking for 3/4 cars
- Secluded setting, tucked away from the road
- Superb commuter connections to London, Bristol and Cheltenham
- Minutes walking distance to the Local primary school, St Matthews
- Close proximity to highly regarded Grammar schools
- Short distance to Stroud's vibrant town centre
- Just a few minutes walk from the Stroudwater Canal towpath
- Cotswolds location, with the countryside just minutes away.
- Scope to personalize and enhance

# WELCOME TO STROUD

## A DYNAMIC MARKET TOWN WITH CULTURAL CHARM

*Stroud, a lively market town, sits in the heart of the Cotswold hills. Famed for its creative spirit and historic roots, including the Diggers and Dreamers' legacy, it buzzes with independent shops, artisan markets, and cozy cafés. With excellent connections to London, Bristol, and Cheltenham, and just a short drive from Nailsworth and Tetbury, Stroud blends rich heritage, vibrant arts, and modern amenities, making it a perfect home for those seeking a warm, culturally rich community.*



**Natural Beauty & Rich History**

- Nestled in the Cotswolds Area of Outstanding Natural Beauty (AONB).
- Stroud captivates with historic stone buildings and a textile heritage.
- Surrounded by the scenic Five Valleys, with stunning views & commons.

**Community Infrastructure**

- Stroud Farmers' Market – Offering produce and crafts every Saturday.
- A vibrant high street with independent shops, galleries, and cozy cafés
- The Sub Rooms hosts music, theatre, and community events, Stroud Brewery offers organic beers, local food and events, with Stratford Park providing a leisure centre, swimming pool, outdoor lido, tennis courts, gallery and play areas, perfect for families.
- Year-round events feature live music, food festivals, craft fairs, history walks, and seasonal celebrations like summer fêtes and winter fayres.

**Connectivity**

- Excellent rail links to London (90 minutes), Bristol, and Cheltenham, with Stroud station in the town centre.
- Close to Cotswold towns like Nailsworth (5 minutes) and Tetbury (15 minutes), with boutique shops and dining.
- Multiple top-rated schools, as praised by The Sunday Times

**Nearby Recreation**

- Endless leisure options, from Cotswold Way hikes to wine tastings at Woodchester Vineyard and Stroudwater canal walks.



*Discover*  
**ELMFIELD HOUSE**







*A Look Inside*  
**ELMFIELD HOUSE**



















## PROPERTY DETAILS

### Ground Floor

**Entrance Hall:** 16'2" x 10'1" (4.93m x 3.07m) – This grand central hall is the heart of the house, with an open fireplace

**Living Room:** 22'1" x 16'7" (6.73m x 5.05m) – Light-filled with high ceilings, marble fireplace, perfect for family life and socializing.

**Dining Room:** 22'1" x 13'7" (6.73m x 4.14m) – The perfect space for hosting and dining, with a marble fireplace and period charm

**Kitchen:** 19'5" x 9' (5.92m x 2.74m) – Features an eco-friendly Everhot stove with high-tech controls, locally hand made oak units, and potential for modernization or relocation to the dining room for a grand kitchen-diner.

**Utility:** 8'8" x 4'8" (2.64m x 1.42m) – Practical for laundry/storage.

### First Floor

**Landing:** Spacious, connecting versatile rooms with ease.

**Bedroom 1:** 22'1" x 16'9" (6.73m x 5.11m) – Generous master bedroom with hillside views, and adaptable to other uses

**Bedroom 2:** 16'9" x 13'7" (5.11m x 4.19m) – Spacious double bedroom with period charm, tall ceilings, ideal for family or guests.

**Bedroom 3:** 12'8" x 9'11" (3.86m x 3.02m) – Versatile double bedroom, with relaxing hillside views.

**Bathroom 1:** Large, well-appointed bathroom for family use.

**Bathroom 2:** Second bathroom for added convenience.

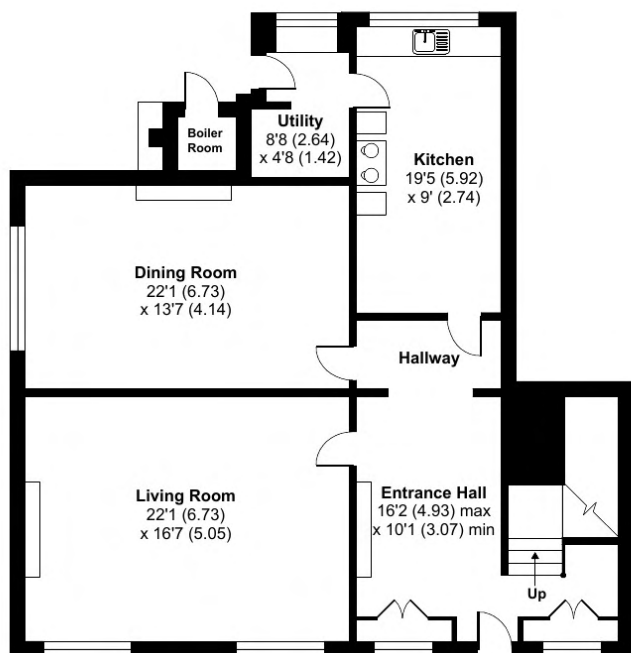
### Second Floor

**Bedroom 4:** 16'7" x 11' (5.05m x 3.35m) – Private double attic room with hillside views overlooking the garden, perfect as a bedroom, reading room, or retreat.

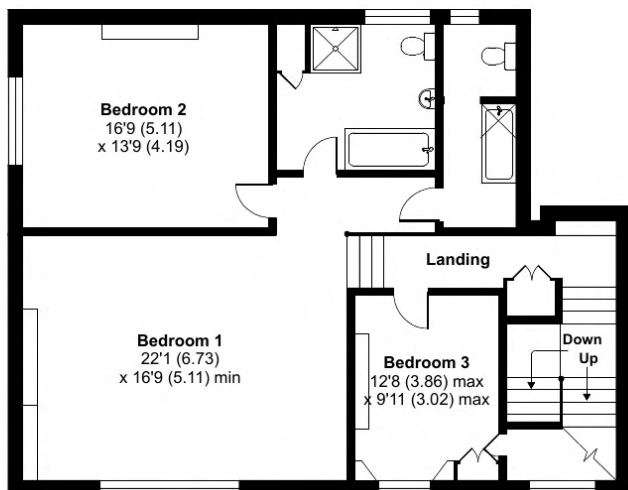
### External

**Garden:** Large, south-facing rear gardens, low-maintenance and wildlife-friendly, with distinct areas including areas for resting and socializing. One of the gardens is a statue-adorned "Italian Garden," attracting butterflies & wildlife – The homes generous and varied gardens are ideal for gatherings and outdoor living.

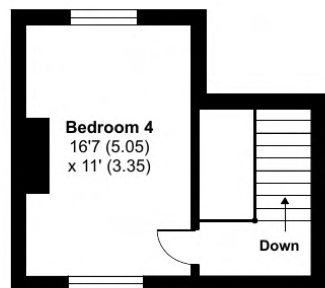
**Drive:** Large driveway with ample off-road parking.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## TECHNICAL DETAILS

- Total Floor Area: 2,637 sq.ft (245 sq m)
- EPC Rating: E - Scope to improve to C
- Council Tax Band: F
- Freehold
- Grade II Listed
- Mains services include water, electric, drainage,
- The property does not have gas and is oil heated. Mains gas has the option of being installed.
- Excellent broadband and phone connections (Ofcom).

## ENERGY PERFORMANCE CERTIFICATE

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Elmfield House has scope for increased efficiencies with details set out in the EPC which can be issued on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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