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3 Great Orchard, Thrupp, Stroud,
Gloucestershire, GL5 2DJ
Price £355,000

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A well proportioned 1940s style home offering bright and versatile accommodation in an elevated position with pleasant views across the Golden Valley. Set along a private road of similar homes, this neatly presented and chain free semi-detached property provides three bedrooms and generous living space, with further potential for buyers seeking a comfortable home with scope to adapt and personalise to their own requirements.

The property reflects the architectural style of the period, characterised by generous windows, well balanced proportions, and practical family living spaces. Homes of this era were designed to provide comfortable accommodation with good natural light and thoughtful layouts, and many remain highly regarded today for their solid construction and enduring appeal.

Accommodation

Arranged over two floors, the ground floor begins with an entrance hall providing a practical space for coats and shoes, leading to a comfortable sitting room with patio doors opening directly onto the garden. The stylish kitchen area is fitted with modern wall and base units with drawer and door fronts, together with a built in 'Neff` five ring hob with filter hood over and integrated 'Neff` oven. Plumbing is provided for both a washing machine and dishwasher, while a useful breakfast bar separates the kitchen from the dining area. The dining area benefits from patio doors leading to the rear garden and opens through to the sitting room, creating a modern and sociable open plan living space.

Upstairs, the first floor landing gives access to the loft via a pull down ladder and leads to three bedrooms, two of which are generous doubles, together with a modern shower room. Bedrooms one and two benefit from bespoke built in wardrobes and storage. The loft is partially boarded and has plumbing in place for a radiator, providing further potential should purchasers wish to consider a loft conversion, subject to the necessary permissions.

Design and Features

The property benefits from double glazing and gas central heating, providing a comfortable and efficient living environment. The shower room has been updated with a modern suite, while the kitchen has been stylishly fitted to provide a practical and contemporary space. The open plan arrangement of the kitchen, dining and sitting areas creates a particularly appealing environment for modern family living, while the property retains scope for further enhancement and personalisation.

Gardens and Grounds

To the front of the property, the garden is mainly laid to lawn with a raised terrace providing a pleasant spot to sit and enjoy the sunshine and surrounding views. The terrace has been constructed in readiness as a conservatory base, offering buyers the potential to consider adding further accommodation in the future, subject to the necessary permissions.

To the rear, steps lead down to a generous courtyard style area. External features include outside security lighting, courtesy lighting, a power point and side access to the front garden.

A further generous garden area is accessed via steps leading up from the side of the garage. Intentionally left to flourish as a haven for wildlife, this attractive area features winding mown pathways meandering through natural planting and wild berry, together with additional off road parking. The established and informal nature of this part of the garden provides an appealing space for those looking to encourage wildlife and enjoy a more natural garden setting.

Parking and Garage

The hardstanding provides ample off road parking and gives access to a detached garage. The garage benefits from electric and lighting, providing useful additional storage and practical workspace.

Location and Lifestyle

Thrupp, forming part of the beautiful Golden Valley, is a sought after semi rural location characterised by its historic former mill buildings which reflect the area`s woollen industry heritage. The village benefits from a welcoming community atmosphere and convenient access to nearby amenities, Rodborough Common and attractive canal walks.

There are two well regarded primary schools nearby at Thrupp and Brimscombe, with Thrupp School being within walking distance. A secondary school located at Eastcombe approximately two miles away. Local bus services provide connections to Stroud and surrounding areas.

Stroud is one of Gloucestershire`s most popular market towns, situated at the meeting point of five valleys within the renowned Cotswold countryside. The town offers a blend of rich industrial heritage and modern amenities, including a thriving street market, town centre shopping, pubs, restaurants and bistros.

The area is well served by excellent schools for all ages, and good access to the M5 motorway provides convenient links to Gloucester, Cheltenham and Bristol for commuting. Commuters benefit from a railway station with direct services to London Paddington in approximately one hour and forty minutes.

Material Information

Title Number: GR184621
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District Council
Council Tax Band: B
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (17 Mbps) Superfast (80 Mbps) Ultrafast (1000 Mbps)

(This information is subject to change and should be checked by your legal advisor)

Anti-Money Laundering (AML)

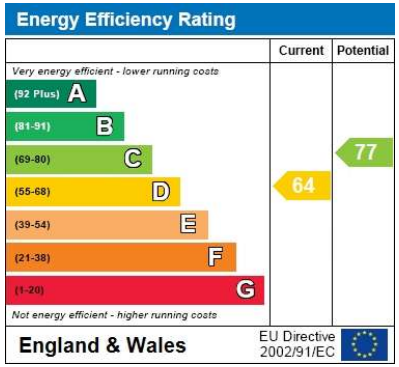
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Selling Agent

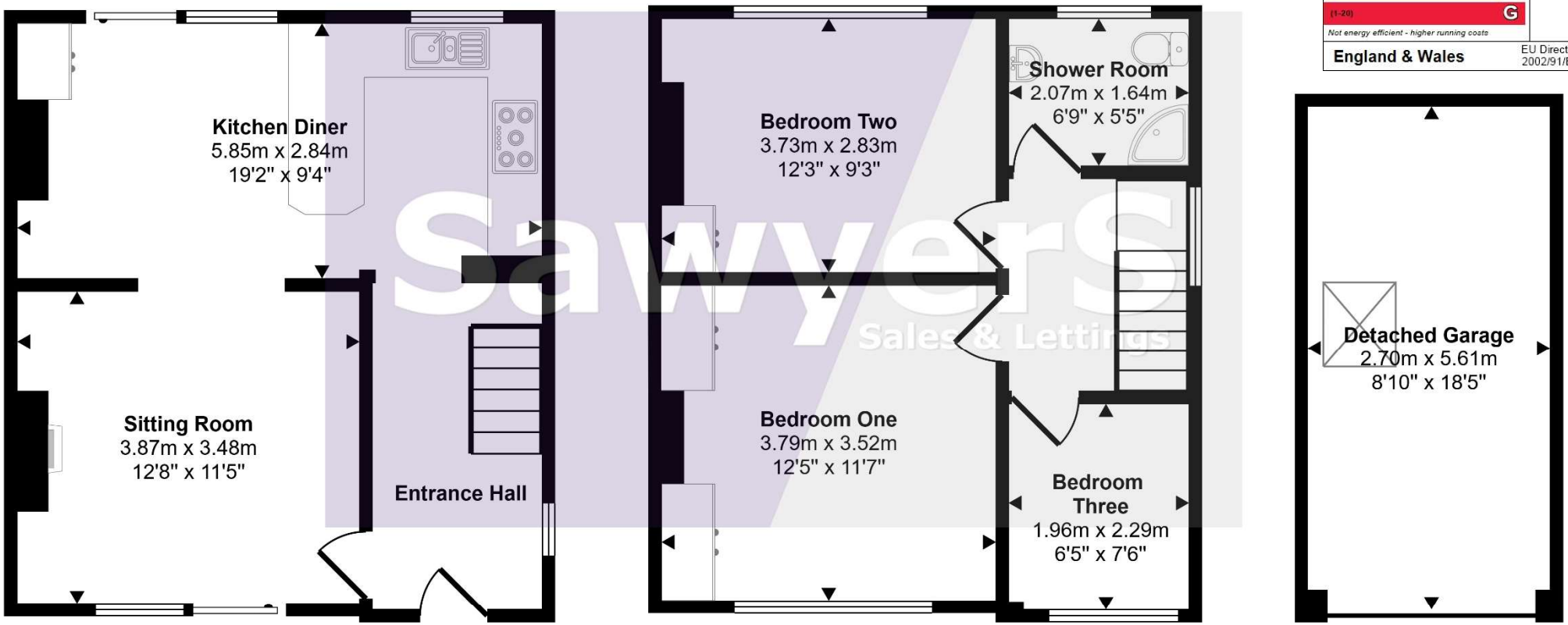
Sawyers Estate Agents
01453 751647
info@sawyersestateagents.co.uk

Directions

Leave Stroud via the A419 London Road heading towards Thrupp/Cirencester. Upon reaching `Ham Mill` turn left into Middle Road, and immediately left into Great Otrchard (un-signposted Private Road). The property will be found on your left with the parking on your right.



Approx Gross Internal Area
92 sq m / 991 sq ft



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Ground Floor
Approx 38 sq m / 411 sq ft

First Floor
Approx 39 sq m / 416 sq ft

Garage
Approx 15 sq m / 163 sq ft

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.

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