



ESTATE AGENTS
OF
GLOUCESTERSHIRE



37 LITTLE MILL COURT, STROUD, GL5 1DJ

The Property

Spacious Three-Storey Townhouse within Walking Distance of all Stroud has to offer. Well presented throughout. Built in 2009 by the well regarded Newland Homes set within a small enclave of properties a cul-de sac position. Boasting wonderfully bright and spacious accommodation designed for modern living. Enjoying a private, enclosed rear garden and a superb position close to Stroud's vibrant town centre, a short walk to the station and a selection of nearby schools. This home offers the perfect balance of space, comfort and convenience.

The property offers an excellent sense of space from the outset, with a welcoming entrance hall at ground level leading into what is currently presented as a generous double bedroom, converted from a garage. This room provides superb flexibility and could potentially be used as a home office, playroom, gym, guest space or additional reception room, depending on the needs of the buyer. It is a particularly useful addition to the home and helps set the tone for the adaptable layout found throughout.

On the first floor, the sitting room is bright and inviting, with French doors to a Juliette balcony drawing in natural light and creating a comfortable room for relaxing at the end of the day. Fitted kitchen complete with integral appliances, opens into a sociable dining room, forming the heart of the home. This is a practical and welcoming space, perfect for everyday family living, while doors open directly out onto the South facing garden, allowing the inside and outside to connect easily during the warmer months. Complimented by a guest cloakroom .

The second floor provides two generous double bedrooms, both well-proportioned, together with a further single bedroom which would work well as a nursery, study or child's bedroom. These rooms are served by a family bathroom, creating a practical arrangement for family life or visiting guests.

Occupying the top floor is an impressive master bedroom suite, offering a peaceful retreat away from the main living accommodation. The bedroom itself is a particularly generous size, with space for freestanding furniture, a walk-in wardrobe and en-suite shower room.

Combining generous bedrooms, flexible living space and a convenient location, this attractive townhouse offers far more space than first impressions may suggest and presents an excellent opportunity for buyers seeking a well-connected home within walking distance of Stroud.





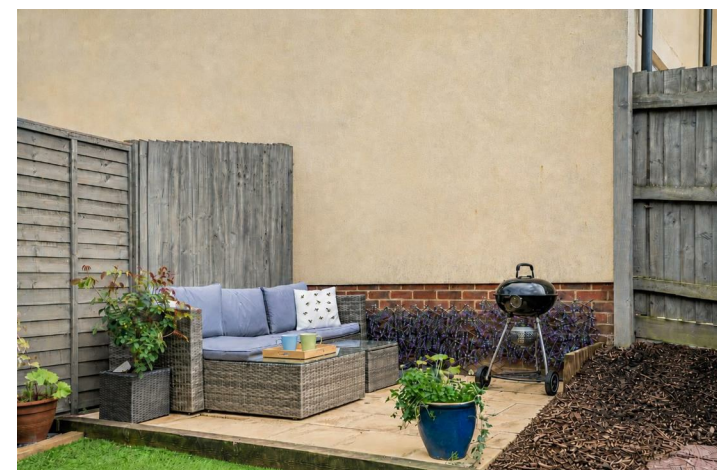
Outside

Outside

Enclosed south facing rear garden has been thoughtfully arranged for low-maintenance, with artificial lawn, paved sun terrace directly outside the kitchen. Perfect for entertaining.

Raised border to one side, thoughtfully designed for simplicity and low maintenance. A side gate for ease of access. To the head of the garden a further sun terrace, perfect for that first coffee of the day. Complete with driveway to the front.

The location sits comfortably to all Stroud has to offer with independent shops, cafés, restaurants and nearby countryside walks all within easy reach.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating C





Location

Stroud sits below the western escarpment of the Cotswold Hills, surrounded by five beautiful valleys and a rich blend of countryside, canal walks and historic mill landscapes. Often described as "The Covent Garden of the Cotswolds", the town has a wonderfully creative atmosphere, with independent shops, cafés, galleries, restaurants and everyday amenities all close at hand.

The award-winning weekly Farmers' Market remains one of Stroud's best-loved attractions, while the Five Valleys Shopping Centre offers a vibrant mix of food, retail and leisure. The town is also well known for its arts, music and textile heritage, with regular exhibitions and events held at The Subscription Rooms, Museum in the Park and other local venues.

There is a strong food and social scene locally, with a wealth of pubs, restaurants and cafés, along with the highly regarded Stroud Brewery, a cherished local landmark known for its organic beers, community events and relaxed waterside setting.

For education, Stroud offers two state grammar schools, Marling School and Stroud High School, together with Archway School and a number of well-regarded primary schools. Nearby independent schools include Beaudesert Park School in Minchinhampton and Wycliffe College in Stonehouse.

The area is also well placed for commuters, with Stroud railway station providing direct services to London Paddington, while road links give access towards Gloucester, Cheltenham, Cirencester, Bath and Bristol. For those who enjoy the outdoors, the surrounding valleys, commons, canal paths and countryside walks are all within easy reach, giving the property a lovely balance of town convenience and Cotswold lifestyle.



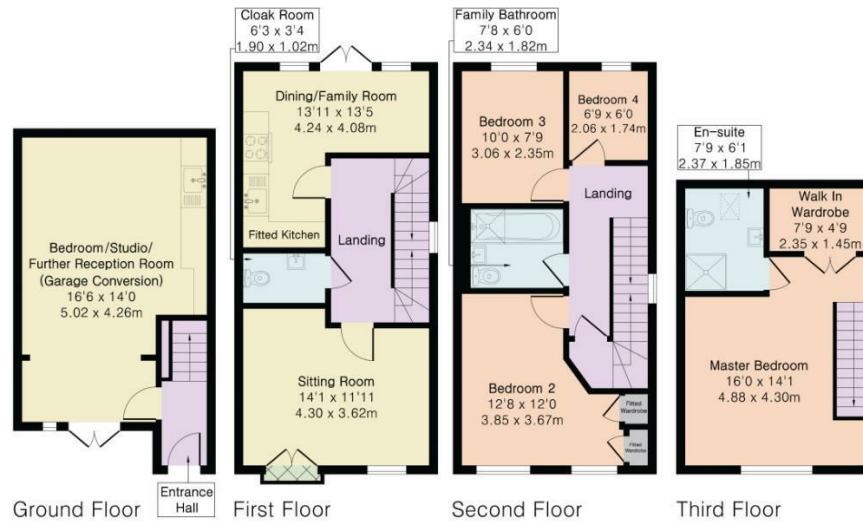
Directions

From the centre of Stroud, from the Ecotricity roundabout, take the third exit and pass Stroud Vue cinema on your right hand side. At the next roundabout take the second exit and immediately left onto Slad Road. Continue along Slad Road and as you approach the Fountain public house on your left, turn right on to Landsdown, and Little Mill Court is the first turn on the left. Take the lower fork and number 37 can be found a short distance along on the right hand side as denoted by our for sale board. What3words: ///tidy.consoles.pack



**Approximate Gross Internal Area 1178 sq ft - 110 sq m
(Excluding Garage)**

Ground Floor Area 38 sq ft – 4 sq m
 First Floor Area 422 sq ft – 39 sq m
 Second Floor Area 422 sq ft – 39 sq m
 Third Floor Area 296 sq ft – 28 sq m
 Garage Area 271 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	87
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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