



LITTLE FOLD · THE GREEN · SELSLEY HILL · STROUD

MURRAY'S
SALES & LETTINGS

**LITTLE FOLD THE GREEN
SELSLEY HILL
STROUD
GL5 5LN**

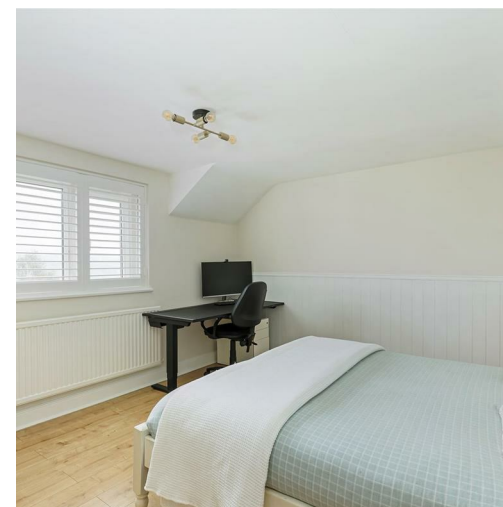
Little Fold undoubtedly occupies one of the most fabulous locations backing on to Selsley Common with the most stunning, far reaching views. This detached Cotswold home has been greatly enhanced by the current owners to offer light filled contemporary spaces.

**BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1**

GUIDE PRICE £550,000

FEATURES

- Detached House
- Semi-rural feel
- Fabulous views
- Beautifully presented
- 2 Double Bedrooms
- Kitchen/Dining Room
- Woodburning Stove
- Level Gardens
- Gated off Street Parking
- NO ONWARD CHAIN



DESCRIPTION

This beautifully enhanced and light filled detached home is located on the edge of Selsley Common yet within easy reach of amenities. The attention to detail and contemporary charm is evident throughout the entire home creating the most welcoming, stylish spaces. Approached via a small track, many improvements have been made by the current owners to include landscaping the garden and creating gated off street parking.

Walling and a sociable seating area ideal for al-fresco dining on a summers evening. Secure gated parking is available for several vehicles.

The internal accommodation is located over 2 floors with lovely wooden floors in most of the rooms. There are two entrances to Little Fold with one directly in to the utility room; an ideal space for muddy boots after long countryside walks. The other entrance is via the front porch with the stairs to the first floor and access to the sitting room. The kitchen/dining room offers an array of built in units including a dishwasher and space for a large freestanding fridge/freezer. Beyond the kitchen a dual aspect sitting room is furnished with a centrally appointed wood burning stove.

Both the master and the second bedroom are positioned to optimise the far reaching views. Between them sits a full bathroom suite with free standing bath and walk in shower.

The majority of the gardens are located to the front and sides of the house with a raised lawn encompassed by Cotswold Stone





DIRECTIONS

The property is most easily found by leaving Stroud in the direction of the M5 motorway. At Sainsbury's roundabout take the left turn scenic route signposted to Selsley. Continue up the hill through the village and over the cattle grid, taking the next track on the left hand side where the property will be found towards the bottom of the track on the left hand side.

LOCATION

Little Fold is situated on the edge of an ancient common with just under 100 acres and a site of special scientific interest noted for its rare plants. Selsley Common is a marvellous 'green lung,' popular with dog walkers. The village, just down the hill, has a good pub and is conveniently close to Stroud, the main centre for the district with its range of everyday amenities.

These include a Waitrose superstore and four other supermarkets, an award winning weekly farmers' market, a good range of independent retailers, two grammar schools and main line railway station - London Paddington circa 90 minutes.

By road the London is approximately 2 hours via the M4 or the M40, while Junction 13 (Stroud) of the M5 is only 10 minutes away for commuting to Bristol or the West Midlands.

The local scenery is dramatic, with Stroud at the heart of five different river valleys, each with their own identity. The area is excellent for walking and cycling, with a cycle track running between Stroud and Nailsworth. There are also three challenging golf courses in the vicinity.

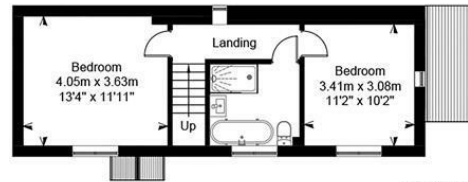


Little Fold, The Green, Selsley, Stroud, Gloucestershire

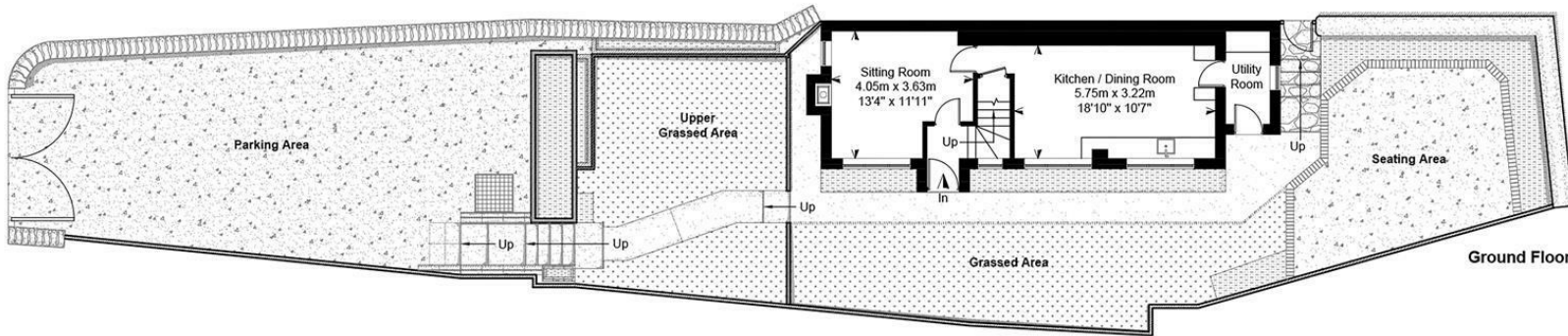
Approximate IPMS2 Floor Area
House 80 sq metres / 861 sq feet

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07890 327 241
Job No SP4188

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



First Floor



Ground Floor

SUBJECT TO CONTRACT

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MURRAYS

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TENURE

Freehold

EPC

C

SERVICES

All mains services are connected to the property. Gas central heating, mains water and electricity, septic tank drainage. Stroud District Council Tax Band D, £2427.28 2026/27. Ofcom checker: Broadband, Standard 8 Mbps, Superfast 49 Mbps, Ultrafast 1,800 Mbps; Mobile, EE, 3, Vodafone & O2

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