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FRESHWATERS, 3, LEWISTON CLOSE, BRIMSCOMBE, STROUD, GL5 2RN

The Property

Set down a private lane, this individual detached bungalow has been a much-loved home for the past 30 years and offers spacious, versatile accommodation within a wonderfully private setting. The property is approached across a driveway laid with chippings, providing generous parking for several vehicles. A larger-than-average detached garage sits alongside the bungalow, with a separate workshop to the rear offering excellent space for storage, hobbies or practical use. OFFERED TO THE MARKET WITH NO ONWARD CHAIN. VIEWERS MUST BE IN A POSITION TO PROCEED

On approach, steps rise to a glazed front door, opening into the garden/dining room. This especially light and versatile space has a glazed roof and an abundance of windows, allowing natural light to fill the room. There is ample space for a dining table and additional occasional furniture, creating somewhere to dine, relax or simply sit and enjoy the outlook across the garden. French doors open directly outside, while internal patio doors create a lovely sense of flow into the sitting room.

The sitting room is a comfortable and well-proportioned reception room, with windows overlooking the garden and allowing natural light to fill the space. A Cotswold stone fireplace with a fitted gas fire creates a warm and traditional focal point, with ample room for a generous arrangement of sofas and occasional furniture. The connection with the garden/dining room allows the two spaces to work particularly well together, whether for quiet everyday living or when entertaining family and friends.

The fitted breakfast kitchen has been arranged with an extensive range of wooden cabinets, including glazed display cupboards, drawers and practical storage. Generous work surfaces create an excellent preparation area, with tiled splashbacks completing the traditional finish. There is room for a breakfast table and chairs, creating a relaxed place for informal dining, while a window overlooking the lawn brings in a wealth of natural light.

Beyond the kitchen is a useful boot room/porch, providing a convenient rear entrance and an ideal place for coats, shoes, muddy boots and wet paws.

An inner hallway has two useful storage cupboards and access to the loft, with doors leading to all three bedrooms and the shower room.

Bedroom one is positioned at the rear of the bungalow, with a window looking out across the garden. This well-proportioned double bedroom provides ample room for a double bed and a range of freestanding furniture. Bedroom two is currently used as a dining room and lies at the front of the bungalow, overlooking the front lawn and the approach to the property. Also a comfortable double room, it could easily be returned to use as a bedroom if preferred. Bedroom three is another well-proportioned double, situated at the rear of the bungalow with a window enjoying an outlook across the garden.

The accommodation is completed by the shower room, which includes a generous glazed shower enclosure, a fitted vanity unit with inset wash basin, useful storage cupboards and a low-level WC. A window provides natural light and ventilation, while the fitted cupboards add valuable practical storage.

Perfectly comfortable as it stands, the property also presents an exciting opportunity for its next owners to update and personalise the accommodation in their own time.

AGENT NOTE: A small number of images have been enhanced using AI for illustrative purposes. Accessories have been added to the shower room, the second bedroom has been shown furnished as a bedroom as it is currently used as a dining room, and a dining table has been added to the garden/dining room to demonstrate how the space could be arranged. No structural features or room dimensions have been altered.





Outside

The detached garage sits alongside the bungalow and is fitted with power, lighting and an electric roller shutter door, together with a separate pedestrian door providing access from the garden. Double doors open from the garage into the adjoining workshop, which has a window bringing in natural light. Together, the two spaces offer excellent flexibility for secure parking, storage, hobbies or practical use. The established gardens wrap around the bungalow, creating a wonderful sense of space, privacy and greenery. Rather than forming one formal area, the garden unfolds into a collection of individual spaces, each offering a slightly different outlook and atmosphere.

There are several convenient points of access between the bungalow and garden. French doors open directly from the garden/dining room onto the terrace, while the garden can also be reached from the glazed front entrance. A further entrance through the rear boot room/porch provides useful level access into the property.

Immediately outside the garden/dining room is a terrace, creating a natural extension of the living accommodation and an ideal setting for outdoor dining or a quiet morning coffee. Further paved and gravelled seating areas provide a choice of places to sit throughout the day, while pathways lead through areas of lawn and between mature borders.

The garden is filled with an established collection of trees, shrubs and perennial planting, providing height, structure and seasonal colour. A mature pond forms a peaceful focal point, surrounded by planting and creating a particularly tranquil corner of the garden. There are also raised beds and areas which could be brought back into use for growing flowers, herbs or vegetables.

A timber garden shed provides practical storage, while the mature boundaries create a good degree of seclusion. Although the gardens would now benefit from some attention, their scale, character and established planting provide the foundations for something truly special. For a keen gardener, there is wonderful scope to restore and enhance the different areas, creating what could become a truly magical garden.



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 D and EPC rating



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Location

Brimscombe lies within the beautiful Stroud Valleys, offering convenient access to both Stroud and Cirencester. The property is situated just under two miles from Stroud, placing the town's wide range of shops, schools, restaurants and cultural attractions within easy reach.

Nearby Stroud Brewery has become a much-cherished local landmark, offering organically produced beer alongside a lively programme of social events. The adjoining Long Table provides a welcoming community dining space, hosting regular events and bringing people together through locally sourced food.

Positioned at the meeting point of five valleys, the historic town of Stroud is renowned for its creative community and strong connection with arts, crafts and textiles. The award-winning weekly Farmers' Market is a particular highlight, while the Five Valleys shopping centre, Subscription Rooms and Museum in the Park provide a varied mix of shopping, entertainment and exhibitions. The town also offers a wealth of independent cafés, pubs and restaurants.

Educational facilities are well catered for, with Stroud High School and Marling School providing selective education, together with Archway School. Independent schools within reach include Beaudesert Park School in Minchinhampton and Wycliffe College in Stonehouse, while Cheltenham College and Cheltenham Ladies' College are approximately 30 minutes away.

Stroud railway station provides direct services to London Paddington in approximately 90 minutes, while access to the M4 and M5 places Gloucester, Cheltenham, Bristol, Bath and London within comfortable travelling distance.



Directions

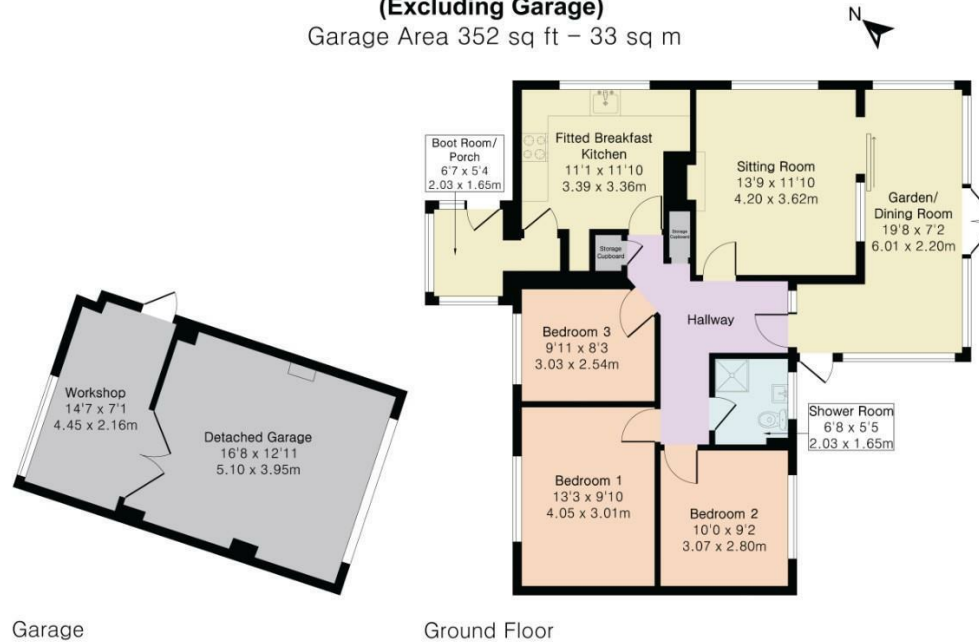
From Stroud, follow London Road out of town towards Cirencester. Continue for approximately two miles before turning left onto Toadsmoor Road, signposted Bussage. Take the second turning on the left into Bourne Lane, followed by the second left into Lewiston Road. Continue almost to the end of the road, where a private lane will be found on the left-hand side, denoted by our For Sale board. Proceed down the lane and the property will be found on the left.

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**Approximate Gross Internal Area 1023 sq ft - 95 sq m
(Excluding Garage)**

Garage Area 352 sq ft - 33 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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