



117 Folly Lane, Stroud, Gloucestershire, GL5 1SX

SawyerS
Sales & Lettings

Price £415,000

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Elevated modern three bedroom detached home over looking fields. Sitting room, stylish kitchen and separate dining area opening to the conservatory, and wraparound gardens. Workshop/former garage, driveway parking, Southeast aspect rear garden with patio, mature borders, and gated side access.

Set within an elevated position overlooking open fields, this modern three double bedroom detached home has been thoughtfully enhanced by the current owner. The layout has been reconfigured to create flowing, connected spaces that feel light, bright, and harmonious throughout the ground floor, resulting in an attractive and enduring home offering a comfortable living environment.

Accommodation

Arranged over two well proportioned floors, the interior is light, airy, and well planned, offering excellent versatility for both everyday living and home working.

On the ground floor, a welcoming entrance hall leads down to a sitting room with French doors opening onto the side garden, which wraps around to the front of the property, providing a lovely connection with the outdoor space.

The stylish kitchen is fitted with a built-in oven, microwave oven, and dishwasher, and opens seamlessly onto the dining area, which in turn leads into the conservatory. The conservatory enjoys French doors out to the rear garden, further enhancing the sense of openness and indoor outdoor flow. A useful Cloakroom serves the ground floor.

Upstairs, there are three bright and comfortable double bedrooms. The main family bathroom is located on the first floor and is fitted with a bath, separate shower cubicle, wall mounted wash hand basin, and low level WC.

Design & Features

The property benefits from double glazing, gas central heating, and Internet connectivity, providing a warm, efficient, and well connected home. The loving improvements made by the current owner have enhanced the sense of space and connectivity, creating an inviting feel throughout the ground floor.

The former garage has been converted into a useful workshop, offering excellent storage or hobby space. This area could be converted back into a garage, or potentially adapted into additional accommodation, subject to the relevant consents.

Gardens

The gardens offer multiple areas for relaxation and enjoyment and form a natural extension of the internal living spaces. The side garden, accessible from the sitting room, wraps around to the front and benefits from raised trellis screening to provide additional privacy, together with a security light and driveway parking. To the rear, the garden is mainly level and enjoys a pleasant Southeast aspect. It includes a lawn area, patio, mature shrub borders, a raised gravelled terrace, timber garden shed, outside light, and cold water tap. Gated side access provides convenient access between the front and rear gardens.

Parking and Workshop

The property provides driveway parking, together with the former garage now used as a workshop. This versatile space offers excellent potential for reinstatement as a garage, as the garage door remains in position, or for adaptation into further accommodation, subject to obtaining any necessary permissions.

Location & Lifestyle

The property is set amongst similarly sized detached homes and enjoys a pleasant outlook over fields to the front and towards the surrounding valleys at the rear. Woodland walks can be enjoyed nearby, making it ideal for those who appreciate access to nature.

Within Uplands, there is a local Londis shop in Folly Lane and a Post Office in Springfield Road, along with open fields off both the Slad Road and Folly Lane. Stroud town centre is less than a mile away and is one of Gloucestershire's most popular market towns, set at the convergence of the Five Valleys within the beautiful Cotswold countryside. It offers a vibrant blend of rich industrial heritage and modern amenities, including a bustling street market, a wide range of shops, pubs, restaurants, and bistros.

There are excellent schools catering for all ages and educational needs, along with a good local bus network. The M5 motorway provides convenient access to the larger centres of Gloucester, Cheltenham, and Bristol, making the area ideal for commuters. Stroud's mainline train station with a 90-minute direct service to London.

Material Information

Title Number: GR63986
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: D
Annual price £2,404.25 (2025/26)
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 (9 Mbps) Superfast (72 Mbps) Ultrafast (10000 Mbps)

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

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Selling Agent

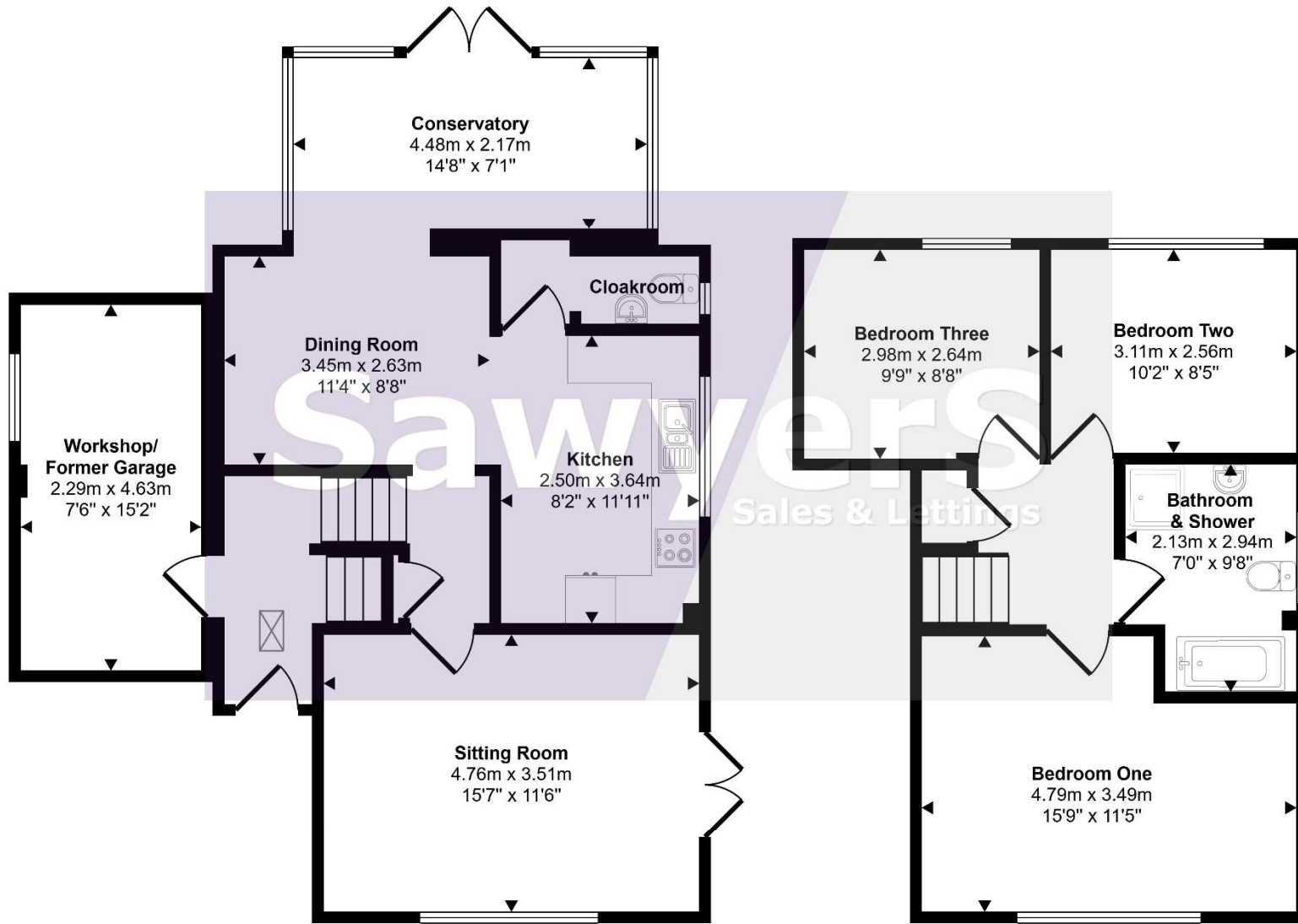
Sawyers Estate Agents
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Directions

For SAT NAV use: GL5 1SX

From Stroud town centre taking the B4070 Slad Road and take the first left into Birches Drive. Continue up the hill, as it becomes Folly Lane. At the top of the hill, you will find the property on your right hand side, clearly identified by our For Sale board.

Approx Gross Internal Area
114 sq m / 1230 sq ft



Ground Floor
Approx 70 sq m / 755 sq ft

First Floor
Approx 44 sq m / 475 sq ft

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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