THE CROFT
97 BOWBRIDGE LANE

WHITAKER SEAGER

THE CROFT, 97 BOWBRIDGE LANE, STROUD, GL5 2JH

AN ELEGANT GRADE II LISTED GEORGIAN TOWNHOUSE, SYMPATHETICALLY RESTORED WITH AN ABUNDANCE OF ORIGINAL CHARACTER

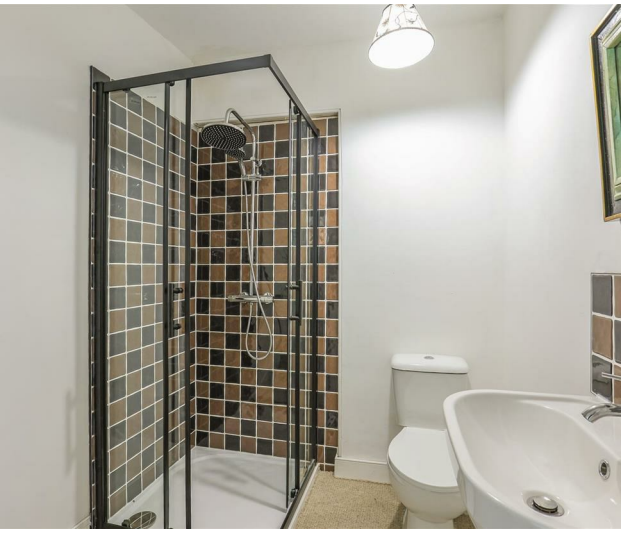
The property

The Croft is a handsome Grade II Listed Georgian townhouse, occupying an elevated position above Bowbridge Lane. This elegant mid-terraced home has been sympathetically restored by the current owners, beautifully combining its wealth of original character with tasteful modern styling.

Entered via the front door into a welcoming hall with flagstone flooring, a staircase rises to the upper floors. The impressive drawing/dining room is undoubtedly the heart of the home, boasting tall sash windows with shutters and a window seat, flooding the room with natural light. A striking Cotswold stone fireplace with open fire, painted floorboards and high ceilings create a wonderful sense of grandeur. An opening leads through to the kitchen, giving a more contemporary open-plan feel. The kitchen features a vaulted ceiling with exposed beams, an exposed Cotswold stone wall, matching painted floorboards, timber panelling, wooden worktops, fitted base units, an integrated oven with gas hob, a one-and-a-half bowl sink and a cupboard housing the boiler. A door opens directly onto the rear courtyard. In the floor, there is a trap door which lifts upwards to provide access to the cellar.

The first-floor landing is filled with natural light from a large sash window. Also on this floor is a generous double bedroom overlooking the front, complete with painted floorboards and a cast iron fireplace with decorative tiled inserts and ornate surround, together with a small bathroom with a claw foot bath. A further staircase rises to the second floor, where there is a light landing, a shower room with plumbing for a washing machine, and a second double bedroom with access to the loft.

Property Information:
The title will require splitting from 99 Bowbridge Lane.
There is a slight flying freehold on the staircase.
Heating: Gas central heating and an open fireplace.
Ofcom: Broadband - Ultrafast available. Mobile coverage: Good outside. Inside: Variable



Guide price

£300,000

- *Magnificent Georgian Features*
- *Two Double Bedrooms*
- *Superb Drawing/Dining Room*
- *Kitchen with access to Cellar*
- *Bathroom and Shower Room*
- *Enclosed rear Courtyard*
- *On Street Parking*
- *No Onward Chain*

WITHIN EASY REACH...

Stroud Train Station 0.7 miles
Nailsworth 4.4 miles
Cirencester 12.2 miles
Tetbury 12.7 miles
Cheltenham 14.5 miles

Outside

From the pavement, a path and steps, both belonging to No. 99 Bowbridge Lane, lead up to the property. At the top of the steps, turn left through a pedestrian gate to the front paved terrace, enclosed by an original Cotswold stone boundary wall, mature hedging and flower borders, with space for a small table and chairs. To the rear, an enclosed paved courtyard has been enhanced with newly installed timber fencing, creating an outdoor space ideal for al fresco dining and entertaining.

Situation

The property enjoys a convenient position set back from Bowbridge Lane, on the outskirts of Stroud, within easy walking distance of the town centre and its excellent range of amenities. These include Waitrose, the award-winning weekly Farmers' Market, a superb selection of independent shops, cafés and restaurants, and the popular Five Valleys Shopping Centre.

The property is also perfectly placed to enjoy The Heavens, one of Stroud's most treasured beauty spots. This picturesque wooded valley, with its network of peaceful footpaths, streams and abundant wildlife, offers a tranquil escape and some of the area's most enchanting walks, all just a short stroll from the property.

The area is well connected, with road links to the M5 via Junction 13 at Eastington and direct rail services from Stroud station to London Paddington. Stroud is renowned for its comprehensive educational facilities, including a wide choice of state and independent schools, together with the highly regarded Stroud High and Marling grammar schools.

Despite its convenient location, the property is also within easy reach of Rodborough Common and the Stroudwater Canal, offering wonderful walks and far-reaching views across the Cotswold countryside.

Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft
Cellar = 20.7 sq m / 223 sq ft
Total = 135.1 sq m / 1454 sq ft
(Excluding Void Over Stairs)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326775)

01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Flying Freehold **Postcode:** GL5 2JH **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.