



**Stroud Road, Gloucester GL4 0UG**

**£489,950**



## Stroud Road, Gloucester GL4 0UG

- Three double bedroom detached character cottage
- Plot approaching a third of an acre
- Envious charming cottage kitchen
- Immaculately presented newly fitted bathroom
- Detached double garage with electric doors
- Character cottage gardens
- Viewings highly advised
- EPC F26

**£489,950**

### Accommodation

Set behind private gated entrance, the cottage offers a generous character entrance porch, ideal for coats, shoes and such like before stepping through into the spacious hallway which offers under stairs storage and access to the well presented w.c. Wrapping around to the left of the property, the cottage offers two versatile reception rooms the first of which is currently used as a study but could lend itself as a playroom, snug or such like. The second reception room forms part of the original cottage, believed to date back to the mid 1800's, offering character beams and a feature brick work in addition to the feature wood burning stove creating a charming and cosy space for the winter months. The ground floor is completed with the generous country kitchen which lengths the depth of the property, with matte grey shaker base and wall mounted units the space provides ample storage alongside a free stand cream range cooker and integrated appliances to include dishwasher, fridge and freezer. Providing sufficient space for a large family dining table, the space creates a true heart of the home with an abundance of character throughout whilst continuing to offer an additional walk in larder and rear entrance hall with stable doors leading out to the garden. Additionally a generous sized attached garden room can be accessed through double French doors from the garden to offer a further reception space with a feature character brick wall.

Leading to the first floor, the property offers two generous

sized double bedrooms alongside an exceptionally spacious master with built in wardrobes and the potential for an en-suite. The property is completed with the immaculately pretended family bathroom offering a modern white suite and double width shower cubicle with rainfall shower and wand.

### Outside

Measuring approximately a third of an acre, the generous sized plot creates a true cottage garden feel with various lawn areas, mature shrubs and planting. Encompassing the cottage, the garden offers countryside views to all directions alongside various seating and patio areas. Secure gated access offers parking for several vehicles which in turn leads to the detached double garage with an electric roller door, power and lighting.

### Location

Situated on the outskirts of the village of Brookthorpe this charming country cottage offers easy access to Gloucester city centre and Stroud alike, having good travel links to both the M5 as well as public travel services with Gloucester's newly updated bus station and direct line to London Paddington via rail. The historic city of Gloucester offers various amenities alongside access to the newly developed Gloucester Quays outlet providing various eateries, shops and boutiques.

### Local Authority, Service & Tenure

Stroud District Council - Tax Band F.  
Mains water, drainage, electric and LPG.  
Freehold.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

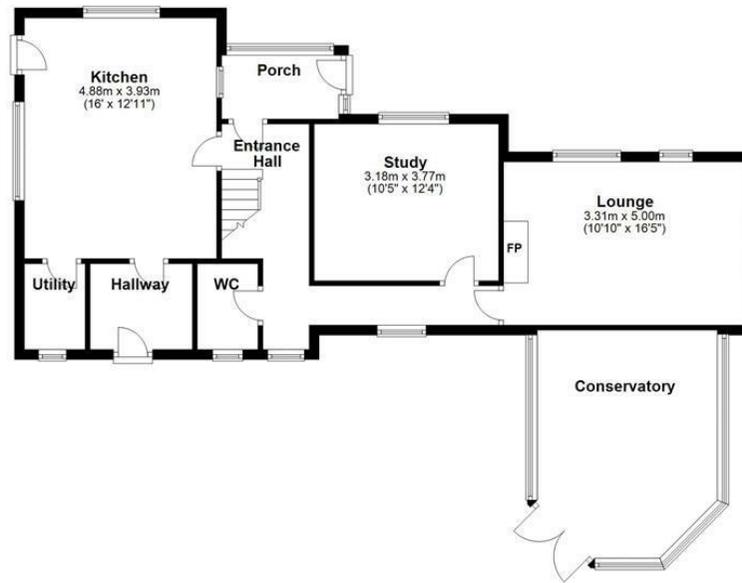
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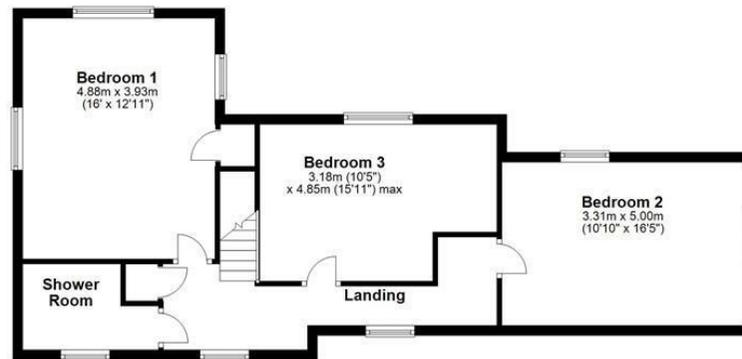
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**Ground Floor**  
Approx. 87.2 sq. metres (938.3 sq. feet)



**First Floor**  
Approx. 67.7 sq. metres (728.8 sq. feet)



Total area: approx. 154.9 sq. metres (1667.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81-91	B		
62-80	C		
49-61	D		
35-48	E		
21-34	F		
1-20	G		
All energy efficient - higher running costs		64	26
England & Wales		EU Directive 2002/91/EC	



