

BROOK COTTAGE

PAGANHILL
GLOUCESTERSHIRE



Brook Cottage, Paganhill Lane, Stroud, Gloucestershire, GL5 4JP

SITUATED WITHIN A MILE OF THE CENTRE OF STROUD, BROOK COTTAGE OFFERS ALL THE CHARM YOU WOULD EXPECT FROM A GRADE II LISTED COTTAGE. THE PROPERTY RETAINS MANY PERIOD FEATURES AND HAS THE ADDED BONUS OF OFF STREET PARKING AND A SINGLE GARAGE.

Entrance Porch, Sitting Room, Dining Room, Kitchen, Two Bedrooms, Full Bathroom Suite, Garden, Parking, Garage.

PRICE GUIDE £350,000

DESCRIPTION

Situated within a mile of Stroud town centre, Brook Cottage offers all you would expect from a charming Grade II Listed cottage. The property retains many features including exposed Cotswold stone, fireplace and beams. Furthermore, a rarity for the area, Brook Cottage has gated off street parking and a single garage. On the ground floor the property is entered via the entrance porch leading to a lovely spacious sitting room with wooden floors, dining room and kitchen with access to the garden.

On the first floor there are two bedrooms with the master being an impressive size and benefiting from built in wardrobes. The spacious bathroom is fitted with both a bath and separate shower cubicle.

Pretty cottage gardens are located to the side of the house with a courtyard area to the rear. Gated off street parking is located to the front together with access to the single garage.

DIRECTIONS

The property is most easily found by leaving Stroud in the direction of the M5 Motorway and on reaching Cainscross roundabout, turn right (third exit) where the property can be found on the right hand side (by the bus stop). You will see a brown garage door facing you to the side of the house.

LOCATION

Paganhill Lane is located approximately one mile from the centre of the market town of

Stroud. A Co-Op supermarket is within easy walking distance of the property as are the Leisure Centre, Stroud College and a variety of secondary schools including Marling and Stroud High.

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Once described as "The Covent Garden of the Cotswolds", it is a market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, cinema, bookstores, a vibrant Farmers' Market and a selection of supermarkets.

The nearest motorway junction is 13 on the M5 providing access to Bristol and Cheltenham. Stroud mainline station provides a regular service to London (Paddington) in approximately 90 minutes.

TENURE Freehold

EPC

SERVICES All mains services are believed to be connected to the property. Gas central heating, mains drainage. Council Tax Band C (Stroud District Council)

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property**

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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Brook Cottage, Paganhill Lane, Stroud, Gloucestershire

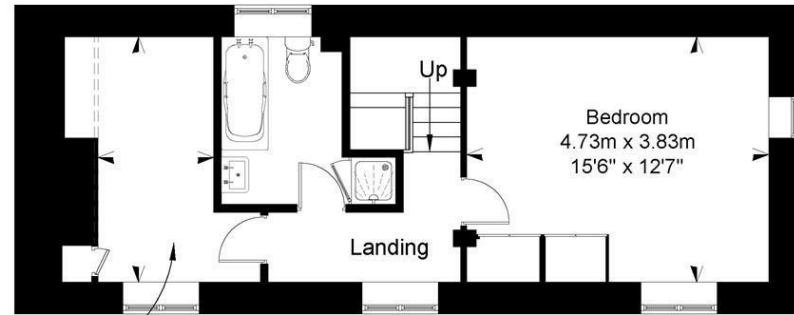
House Approximate IPMS2 Floor Area 86 sq metres / 926 sq feet
 Garage 10 sq metres / 107 sq feet

Total 96 sq metres / 1033 sq feet

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 07890 327 241
 Job No SP2848

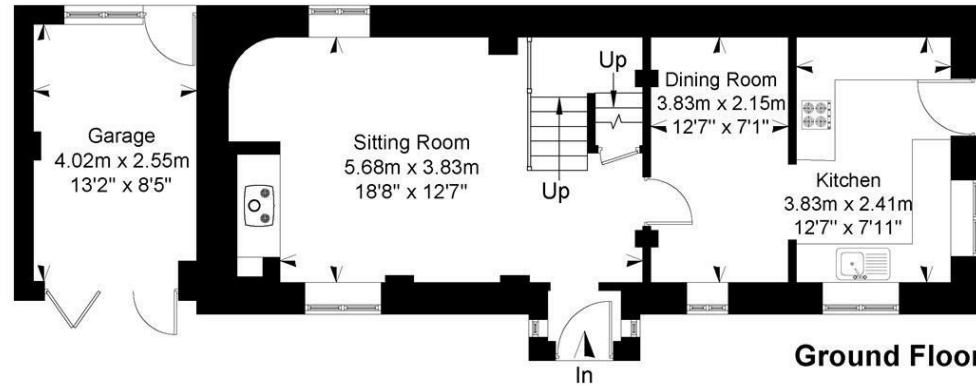
This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation



First Floor

Bedroom
 3.83m x 1.81m
 12'7" x 5'11"



Ground Floor



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