



31 · BISLEY OLD ROAD · STROUD

MURRAYS
SALES & LETTINGS

31 BISLEY OLD ROAD
STROUD
GL5 1LU

Occupying a sought-after location close to the centre of Stroud, this tucked away period home offers flexible space with lovely level gardens and off-street parking for several vehicles. No onward chain.

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 2

OFFERS OVER £495,000

FEATURES

- Elevated position with Views on Edge of Town
- Cotswold Stone
- 3 Bedrooms plus Attic Room
- 2 Bathrooms
- Kitchen/Breakfast Room
- Conservatory/Garden Room
- Utility Room
- Summer House & Garage, both with Electricity
- Lovely Mature Gardens with Paved Seating Areas
- Extensive Parking



DESCRIPTION

Tucked away at the end of a private drive, 31 Bisley Old Road sits proudly above the town of Stroud with fabulous far-reaching views. Offering the best of both worlds, the property is ideally placed for the town centre yet private enough to not feel part of the hustle and bustle of everyday life.

The inside certainly does not disappoint with a large conservatory/garden room offering multiple purposes together with underfloor heating, sitting room with wood burning stove, additional reception room/bedroom 3, kitchen/breakfast room and separate utility room with shower room off. On the first floor, the master bedroom is fitted with wall-to-wall wardrobes and lovely window seat with the family bathroom adjacent on the spacious landing. The second bedroom is located on the second floor with a large Velux window optimising the views. Above the master bedroom, a useful attic room is accessed via a paddle staircase creating an ideal home office. The property is fitted with solar panels, a bonus with increasing energy prices.

The setting is truly magical with gardens surrounded by mature trees and shrubs with a most fabulous Mediterranean style seating area encompassed by mature wisteria. There is a further paved seating area and level lawned area. The summer house and garage both have electricity connected.





DIRECTIONS

From our Stroud Office proceed up the hill past the Police station and continue up on to Bisley Old Road. As you pass the turning to Middle Hill on the left, the property can be found at the end of a driveway on the left-hand side, just past the postbox. We would suggest that you park on the road initially and walk up to the house although parking is available.

LOCATION

No 31 is at the far end of a private driveway set at ninety degrees to Bisley Old Road, discreetly tucked away from view. As such, the outside space offers a delightful little private enclave of its own. Stroud is a great town to live in and it has a great deal to offer. Quirky and unconventional, it very much has its own character developed from a long heritage based on the manufacture of cloth, on which the Cotswolds prosperity was founded in the 17th and 18th centuries. Together with its award-winning Farmers' Market, eclectic mix of independent retailers plus major supermarkets including Waitrose the town also has a lively music and arts scene, provincial theatre, multiplex cinema and a leisure centre.

From its mainline station it is possible to be in London (Paddington) from circa 90 minutes and access to the M5 motorway (Bristol/West Midlands) is easy. The town has both Boys and Girls grammar schools as well as other good secondary schools and an adult education college. It is surrounded by glorious countryside offering dramatic views with large areas of National Trust Common land nearby, free for anyone to enjoy.



31 Bisley Old Road, Stroud, Gloucestershire

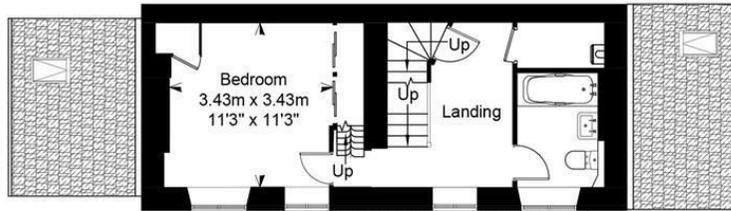
Approximate IPMS2 Floor Area	
House	129 sq metres / 1388 sq feet
Garage	12 sq metres / 129 sq feet
Summerhouse	5 sq metres / 54 sq feet
Total	146 sq metres / 1571 sq feet
(Includes Limited Use Area)	8 sq metres / 86 sq feet)



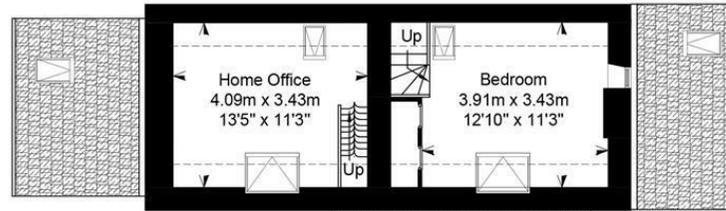
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard

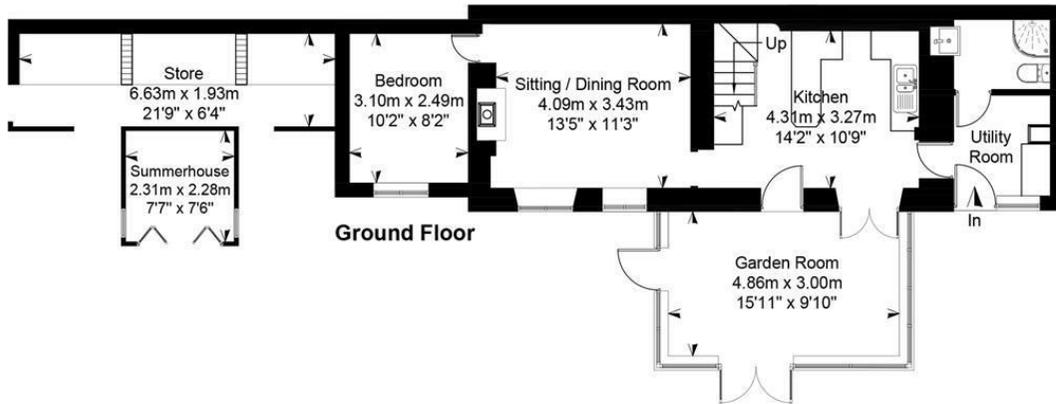


First Floor

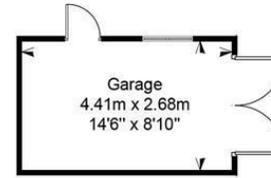


Second Floor

[---] = Limited Use Area



Ground Floor



Outbuildings
Not Shown In Actual Location Or Orientation

MURRAYS

SALES & LETTINGS

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Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

C

SERVICES

All mains services are believed to be connected to the property, Gas central heating, mains drainage and electricity, Solar panels. Stroud District Council - Band C £2212.11 Ofcom checker: Broadband Standard 8, Superfast 80. Mobile Coverage: EE. 02 Likely, Three and Vodafone Limited

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing
please call our Stroud office on 01453 755552