

39 SELWYN CLOSE  
RYEFORD · STONEHOUSE



**MURRAYS**  
SALES & LETTINGS

39 SELWYN CLOSE  
RYEFORD  
STONEHOUSE  
GL10 3LH

This extensively enlarged, improved and modernised detached house offers an exceptional living experience. The property boasts a generous layout that is perfect for both family living and entertaining.

**BEDROOMS: 4**

**BATHROOMS: 4**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £900,000**

## FEATURES

- Extended, Improved and Modernised
- Large Private Garden
- Open Plan Kitchen/Living/Dining Space
- Further Large Reception
- Utility & Downstairs Cloakroom
- 4 Ensuite Bedrooms
- Heated Swimming Pool
- Outdoor Entertaining Area
- Ample Parking



## DESCRIPTION

Upon entering, you are greeted by a reception hall which leads into the spacious open plan kitchen, living and dining area that serves as the heart of the home. This inviting space is complemented by two additional reception rooms, providing ample room for relaxation and social gatherings. The design ensures that natural light floods the interiors, creating a warm and welcoming atmosphere.

The property features four well-appointed bedrooms, each with its own en-suite bathroom, ensuring privacy and convenience for all family members or guests. This thoughtful layout is ideal for modern living, catering to the needs of a busy household.

Outside, the landscaped private gardens are a true highlight. The sunny outdoor space includes a heated swimming pool, perfect for those warm summer days, and al-fresco entertaining areas that invite you to enjoy the beauty of the outdoors. The secluded corner plot offers a sense of privacy, making it an ideal retreat from the hustle and bustle of daily life.

Parking is a breeze with space for up to five vehicles, ensuring that you and your guests can come and go with ease. This property truly combines modern comforts with a touch of luxury, making it a perfect choice for those seeking a stylish and spacious family home in a desirable location.





## DIRECTIONS

The property is most easily found by leaving Stroud in the direction of the M5 Motorway. At the traffic lights on the Ebley By-pass turn left in Ryeford Road and after a short distance take the first right into Selwyn Close. Continue straight on and number 39 is the last house on the right hand side.

## LOCATION

Neighbouring Kings Stanley is situated immediately west of Stroud, the main town in this part of the Cotswolds. A very ancient village referenced in the Domesday Book, Kings Stanley has grown over the years but very much retains its own identity and is surrounded by farmland. The village has good local facilities including a convenience store, a Co-op, The Rest cafe, Village Hall and a popular primary school.

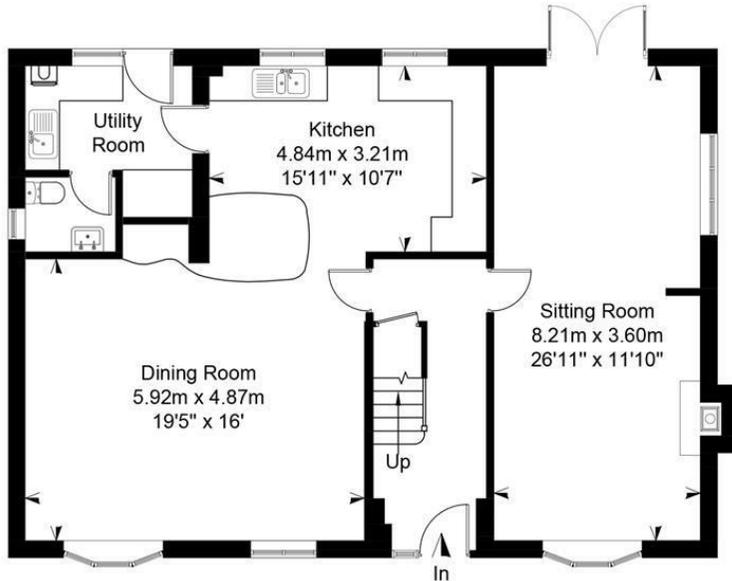
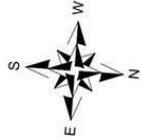
Almost anything else can be obtained in the nearby towns of Stonehouse and Stroud which has a large Waitrose and three other supermarkets and an award winning Farmers' Market. Both also have a wide range of independent retailers. Within about two hours of London by car or 90 minutes from both Stonehouse or Stroud's mainline stations. Selwyn Close is also ideally located for accessing the M5 at junction13 (Bristol or the West Midlands).

The local countryside is criss-crossed by public footpaths, including The Cotswold Way, the lanes are popular with cyclists and for golfers there are a number of challenging courses in the vicinity. Kings Stanley has its own sports club with active junior sections while there is a good choice of secondary schools locally including The High and Marling in Stroud (both grammar schools) and Wycliffe College, just down the road at Stonehouse.

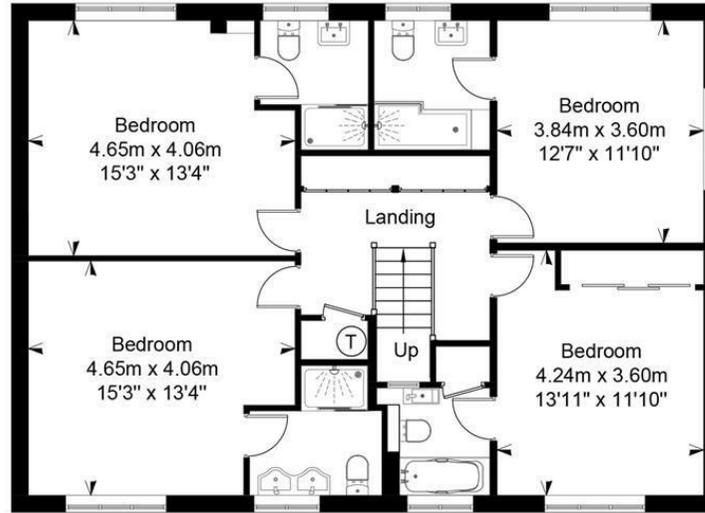


## 39 Selwyn Close, Ryeford, Gloucestershire

Approximate IPMS2 Floor Area  
House 194 sq metres / 2088 sq feet



Ground Floor



First Floor

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07890 327 241  
Job No SP1935

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

# MURRAYS

SALES & LETTINGS

### Stroud

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stroud@murraysestateagents.co.uk  
3 King Street, Stroud GL5 3BS

### Painswick

01452 814655  
painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334  
minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

### 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 CH. Stroud District Council Tax Band E, £2824.71. Ofcom Checker: Broadband - Standard 15 Mbps, Ultrafast 1000 Mbps. Mobile - all likely.

## SUBJECT TO CONTRACT

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