

SELSLEY LODGE

SELSLEY WEST
GLOUCESTERSHIRE



Selsley Lodge, Selsley West, Stroud, Gloucestershire, GL5 5LQ

****VIEWINGS NOW CLOSED** A STRIKING PERIOD HOME WITH PANORAMIC VIEWS, IN A PROMINENT POSITION BENEATH SELSLEY COMMON, VERY CONVENIENT FOR STROUD AND ALL COMMUNICATIONS**

Formal Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cellar, Master Bedroom suite, 4 further Bedrooms, Family Bathroom, private Driveway, Garden

PRICE GUIDE £675,000

DESCRIPTION

Selsley Lodge displays the confident architectural style typical of the Victorian era. Semi-detached, the home forms half of this striking building, blending a dressed stone facade with mellow brick to the side and rear and incorporating handsome stone mullion windows - dripstone mouldings over.

Internally, Selsley Lodge has all the style and character you would associate with a house of this nature. The vendors have maximised the property's natural stature, presenting it in a fresh modern style, carefully choosing colours that emphasise the feeling of light and space and have also updated the kitchen and bathrooms. The result is a thoroughly welcoming family home. An impressive staircase rises through the centre of the house with the accommodation on three floors comprising: two reception rooms, kitchen/breakfast room, cellar, five good sized bedrooms (master en suite) and a further family bathroom.

The views, especially from the upper levels, are spectacular across the Severn Vale towards the Forest of Dean. The property has a private driveway with parking, a paved terrace to the rear with space for an outside table for alfresco dining (south facing) and a garden.

DIRECTIONS

The property is most easily found by leaving Stroud in the direction of the M5 Motorway. On reaching Sainsburys roundabout take the second left signposted to Selsley. Take the next right fork and continue on this road for approx half a mile and Selsley Lodge can be found on the left hand side.

LOCATION

Selsley is a popular village close to Stroud and its many amenities. The village straggles

along the slopes of Selsley Common, an unspoilt area of natural open space available for anyone to enjoy and popular with dog walkers. Selsley, whose pub (The Bell) is well known for its food, is between Stroud and the M5 motorway (junction 13), making it easily viable to commute to Bristol and the South-West or Cheltenham/Gloucester as well as the West Midlands. Stroud itself is highly regarded, with good facilities - four major supermarkets, two grammar schools, multiplex cinema and an award winning Saturday Farmers Market, which draws shoppers from miles around. There are regular services from Stroud mainline station into London Paddington, circa 90 minutes. Other attractions include numerous sports clubs, challenging golf courses, riding, cycle routes and even a 230m dry ski slope at nearby Gloucester.

TENURE	Freehold
EPC	EER: Current 51 / Potential 83
SERVICES	All mains services are believed to be connected to the property, gas-fired central heating
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.

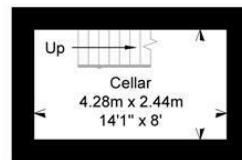
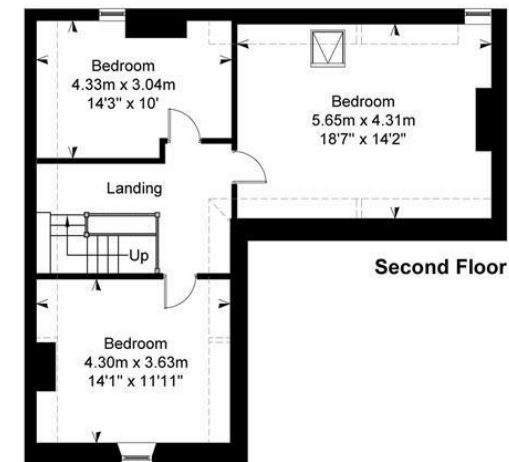
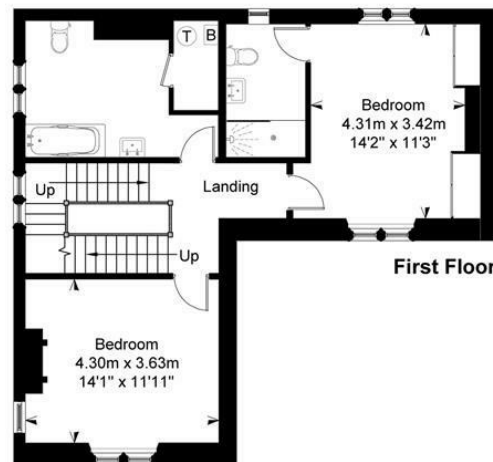
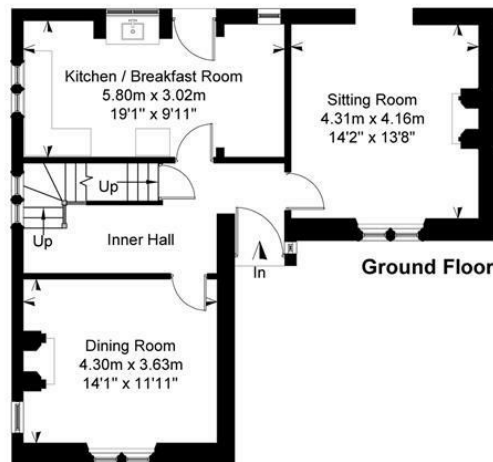
SUBJECT TO CONTRACT

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Selsley Lodge, Main Road, Selsley West, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area	198 sq metres / 2131 sq feet
Cellar	10 sq metres / 107 sq feet
Total	208 sq metres / 2238 sq feet
(Includes Limited Use Area)	12 sq metres / 129 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



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