



20a Victoria Road, Brimscombe, Stroud, Gloucestershire, GL5 2QY
Price Guide £435,000

PETER JOY
Sales & Lettings



20a Victoria Road, Brimscombe, Stroud, Gloucestershire, GL5 2QY

An individual detached split level house in a good residential road in popular Brimscombe that has been designed to take advantage of the lovely view, with three bedrooms, a 16' sitting room with wood burning stove, a 15' dining room, a garage and parking and a generous rear garden that also enjoys the outlook.

ENTRANCE HALL, 16' SITTING ROOM WITH WOOD BURNING STOVE, 17' KITCHEN, 15' DINING/GARDEN ROOM, THREE BEDROOMS, BATHROOM, INTEGRAL GARAGE, PARKING AND A GOOD REAR GARDEN WITH A LOVELY VIEW OVER THE VALLEY.



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

20a Victoria Road is a detached split level house in an elevated location a couple of miles East of Stroud in a popular road in Brimscombe. This location is appealing, with the Stroudwater Canal located at the bottom of the road - perfect for scenic walks and cycling - and hundreds of acres of National Trust owned countryside just up the hill on Minchinhampton and Rodborough Commons. This individual property has been built to take advantage of the super view over the valley and has been the subject of improvement during the current owner's tenure, with bright, well presented accommodation arranged over two floors.

A porch, entrance hall, bedroom and bathroom with contemporary fittings are on the ground floor. A staircase leads up from the hall to the first floor, with a 15' sitting room with wood burning stove, a 17' kitchen, 15' garden/dining room and two further bedrooms on this level. The split level design allows for a superb outlook from the sitting room and best bedroom at the front, and the house is tastefully decorated throughout. A property that offers something a little different from the norm, and is all the better for it in our opinion. We strongly recommend booking an appointment to view.

Outside

The property benefits from parking, an integral garage and a good rear garden. There is a parking pull in at the front of the house, with a further parking space in front of the garage. The garage is integral, with double doors, and this measures 15'11" x 7'9". Steps lead up the side of the house to a side door into the garden room, with a useful store beyond. The garden is at the rear, and this stretches up away from the house. There is a level seating area to the side of the garden room, with steps up into the garden. This is terraced, with three levels, laid to lawn, and edged with established shrubs. There is a deck at the top of the plot - the perfect place for a table and chair set or outdoor sofa to sit, relax and enjoy the view.

Location

Brimscombe primary school is just down the road on Brimscombe Hill. The closest amenities are just down the hill at Brimscombe Corner and includes a general store and a take away. The Ship Inn is opposite, serving good food and beer, with The Long Table across the road and Stroud Brewery along the canal path. Stroud town is approximately three miles distant. The town benefits from a variety of local independent shops, stores and amenities. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Take the A419 London Road out of Stroud towards Cirencester. After approximately three miles turn right up Brimscombe Hill, after the first righthand bend turn right into Victoria Road. The property can be found towards the end of the road on the left.

Property information

The property is freehold. Gas central heating, via radiators, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and ultrafast, and you are likely to have voice and data services from the main mobile service providers.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

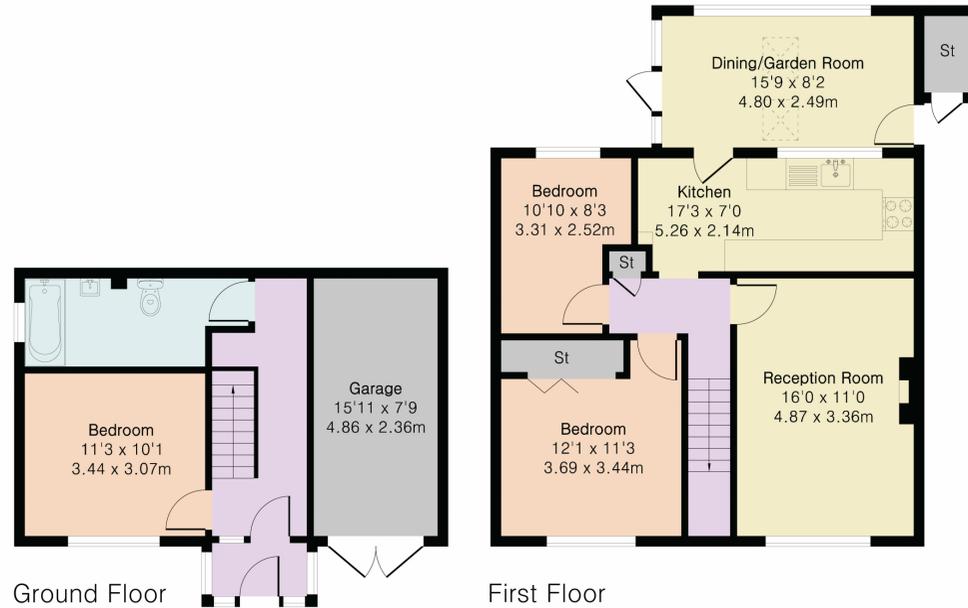


**Approximate Gross Internal Area 1066 sq ft - 99 sq m
(Excluding Garage)**

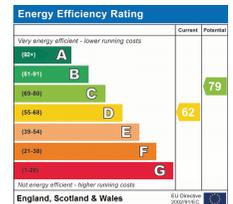
Ground Floor Area 304 sq ft – 28 sq m

First Floor Area 762 sq ft – 71 sq m

Garage Area 124 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.