



13 Heather Close, Stroud, Gloucestershire, GL5 3QY
Guide Price £550,000

PETER JOY
Sales & Lettings



13 Heather Close, Stroud, Gloucestershire, GL5 3QY

Chain free - A well-proportioned and extended three/four bedroom detached property offering flexible accommodation sat in a generous plot in Heather Close with parking, garage and delightful large rear garden.

CHAIN FREE - ENTRANCE HALLWAY, DOWNSTAIRS W/C WITH SEPARATE SHOWER, UTILITY ROOM WITH DOOR TO REAR GARDEN, FITTED KITCHEN WITH OPEN DINING AREA, 10' GARDEN ROOM WITH SKYLIGHTS AND DOUBLE DOORS TO REAR GARDEN, 24' GARAGE, 23' LIVING ROOM WITH WOODBURNER, INNER HALL WITH UNDERSTAIRS STORE, 11' DUAL ASPECT BEDROOM/RECEPTION ROOM, LANDING WITH STORAGE CUPBOARDS, BATHROOM WITH SHOWER OVER THE BATH, 15' MAIN BEDROOM, GAS CENTRAL HEATING AND DOUBLE GLAZING, LARGE REAR GARDENS WITH PATIO SEATING AREA, LAWNS AND RAISED DECKED SEATING AREA WITH SUMMERHOUSE, SOUTH EAST FACING REAR ASPECT, AMENITIES INCLUDING SCHOOL AND BUS ROUTE, WALKS AND COMMON NEARBY.

Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk





Description

A spacious and flexible three/four bedroom property situated in a brilliant generous plot at the top of quiet cul-de-sac; Heather Close below Rodborough Common around 1.5 miles from Stroud. This location allows for easy access to the shops, amenities and train station of Stroud with the bus route to town, supermarkets, two pubs and country walks on the Common close by. The ground floor comprises an entrance hallway with a downstairs shower room with w/c, utility room giving access to the rear garden, 10' fitted kitchen opening to an 11' dining area, 10' bright garden room with two sky lights and double door access to the rear garden, 24' garage with power and light currently used as a workshop, 23' living room with fire place housing a woodburner, inner hallway with understairs storage and an 11' dual aspect flexible space that could be used as a bedroom or reception room. On the first floor is a landing with storage cupboards, 10' bedroom two, 9' bedroom four, bathroom with shower over the bath and the 15' main bedroom with door out over the extension. Windows to the rear of the property enjoy a south easterly aspect over the gardens whilst windows to the side look up towards Rodborough Common and windows to the front look down the close towards the River Severn. The property benefits from gas central heating and double glazing throughout.

Outside

To the front of the house is driveway parking as well as access to the garage on one side and the carport on the other. From the garden room, utility room and a side access is the private rear garden with well-established borders, a patio seating area with large lawns either side of a paved path that goes past a feature Willow tree and leads to a raised decked seating area. The decked seating area benefits from a covered seating area and summerhouse whilst there is a bin storage and shed as well.



Location

The nearby area includes pubs such as the Prince Albert and Kings Head, and a beautiful National Trust common with an ice-cream factory and fort. The area combines the best of both worlds – stunning walks and views whilst within walking distance of Stroud town centre. It has two primary schools, a large upmarket hotel, The Bear of Rodborough, a community hall, playing field, two churches and various clubs and societies. Rodborough also has a special connection with the famous children's character Thomas the Tank Engine. His creator, the author Rev Wilbert Awdry, retired to the village in 1965 and lived there until his death in 1997. A stained-glass window in the church depicting Thomas has been visited by fans from as far away as Japan. One of the highlights of living in the area is walking across the common among the free-roaming cows, horses and dog-walkers.. It is, of course, a Stroud tradition to stop off at Winstones Ice-cream Factory for a well-earned treat. The common is also home to Rodborough Fort, a folly built in 1761 that is now a private house, with paths around it offering amazing views. A wide range of facilities are available in nearby Stroud, including a direct train line to London and an award-winning farmers' market, while the M5 motorway is within easy driving distance.

Directions

From Stroud take the A46 towards Nailsworth. At the crossroads by 'B&Q' go over and continue down the hill. Go past the first left hand turning for Eros Close and take the next left into Kitesnest Lane. Continue up the hill and take the second left into Chandos Road. Pass the turning for Fishers Way taking the next right into Heather Close. The property can be found straight ahead at the top as indicated by the "For Sale" board.

Tenure

Freehold

Services

We are informed that all mains services are connected to the property.

Council Tax Band

D

Local Authority

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





Heather Close, Stroud, GL5

Approximate Area = 1567 sq ft / 145.5 sq m (includes garage & excludes carport)

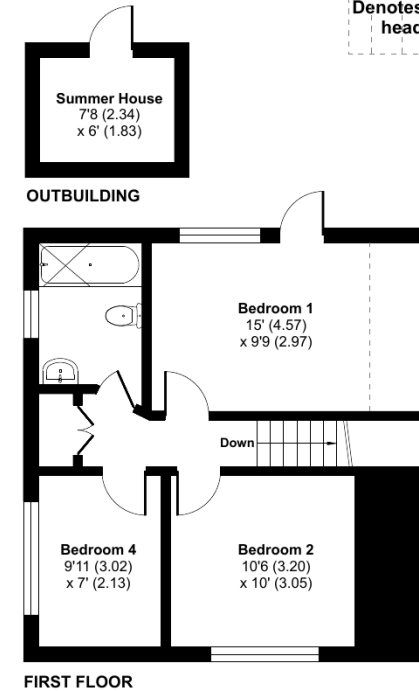
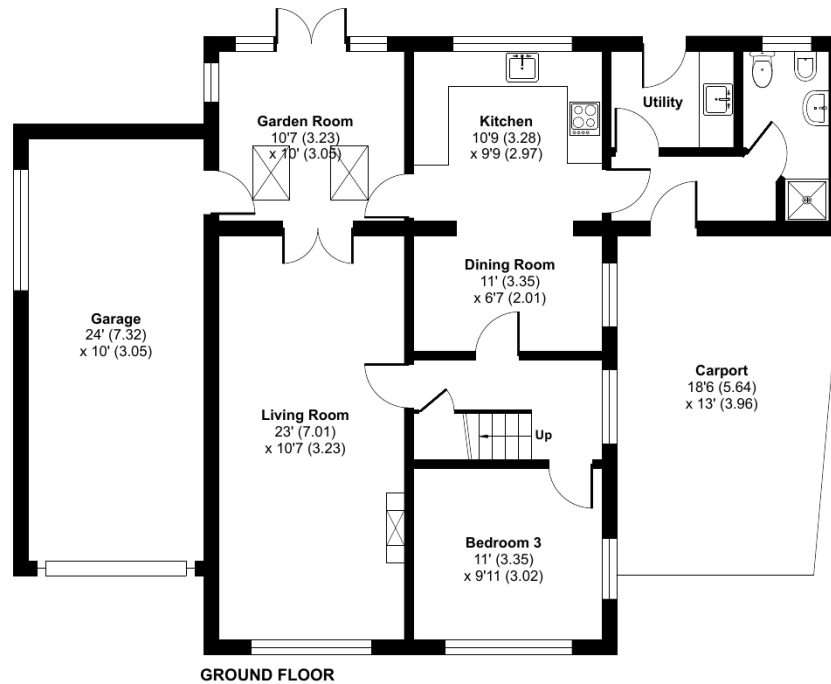
Limited Use Area(s) = 28 sq ft / 2.6 sq m

Outbuilding = 46 sq ft / 4.2 sq m

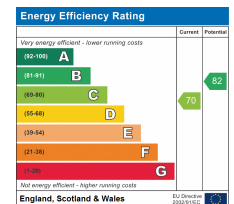
Total = 1641 sq ft / 152.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1024118



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.