



1 Vine Court, 81 Bowbridge Lane, Stroud, Gloucestershire, GL5 2JH
£650,000

PETER JOY
Sales & Lettings



1 Vine Court, 81 Bowbridge Lane, Stroud, Gloucestershire, GL5 2JH

A handsome Cotswold stone fronted Grade II Listed semi detached property on the edge of Stroud centre's conservation area with four bedrooms, two reception rooms, original character features throughout the house and a large rear garden, with a total plot of a quarter of an acre (draft details)

KITCHEN/BREAKFAST ROOM, DINING ROOM, UTILITY ROOM, FIRST FLOOR SITTING ROOM, BATHROOM, FOUR BEDROOMS (TWO OF WHICH CONNECT), REAR BALCONY AND LARGE REAR GARDEN WITH TOTAL GROUNDS OF 0.252 ACRES

Viewing by appointment only

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

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Description

1 Vine Court is a handsome Grade II listed house situated in a popular residential road on the edge of Stroud. This location is very much part of the thriving community of our vibrant town, with the shops, amenities and train station within easy reach and canal side walks at the bottom of the road. Historic England informs us that the property was first listed in 1974. According to this entry, the property dates back to the mid 18th century, and notes intricate hood moulding, arched windows with bar tracery, oriel windows and a canted bay with crenelated parapet as character features of particular historic value. The property has been a happy family home for our client for some 29 years and has been the subject of comprehensive improvement during that time.

The accommodation is arranged over three floors, with every floor full of wonderful original architectural features. A kitchen/breakfast room with a door out to the garden, dining room with fireplace and utility room are on the ground floor. A staircase leads up from the dining room to the first floor, with a sitting room with five windows to three aspects, inner hall with French doors out to the rear balcony, bedroom with beautiful stained glass window and bathroom on this floor. Two connecting bedrooms and a single bedroom are at the top of the house, on the second floor. The property tastefully decorated and styled, with character and interest everywhere you look, and the windows at the rear of the house look out over the rear garden and to The Heavens beyond.

Outside

The property benefits from a large rear garden with a south easterly aspect and a lovely view across the valley to countryside at The Heavens. You can walk out into the garden either from the kitchen or from the door of the turret, which houses the staircase. Steps lead up from the kitchen door to the garden, with a brick paviour path curving through open lawns to a paved seating area. This is a great place for a table and chair set or an outdoor sofa, and an opportunity to look back at the architecture of the house, including the unique turret with castellations. Steps lead down from the top lawn to the lower garden. This generous area is also laid to lawn, and slopes down away from the property. There are mature trees dotted throughout the site and several useful sheds, with the whole plot measuring 0.252 of an acre.

Location

Stroud town centre which is a short walk away along with canal-side walks offers a wide range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and an award winning weekly farmers' market. There is also a main line railway station with Intercity services connecting with London (Paddington). Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within 30 miles proximity. Junction 13 of the M5 motorway is also within easy driving distance.

Directions

From Stroud take the A419 towards Cirencester. Leave the town, passing Waitrose on your left. Pass the turning from Park Road on your left, and turn left into Bowbridge Lane at the traffic lights. The property can be found a little way up on the right hand side.

Property information

The property is freehold. All mains services are connected to the property. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

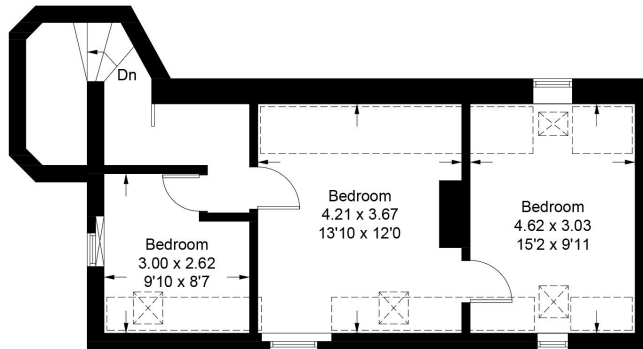
Local Authority

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

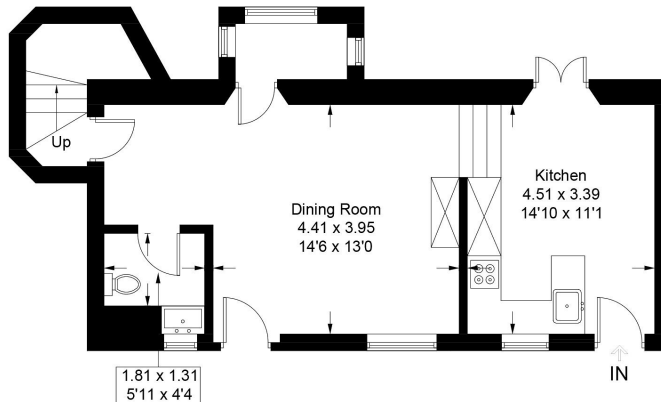


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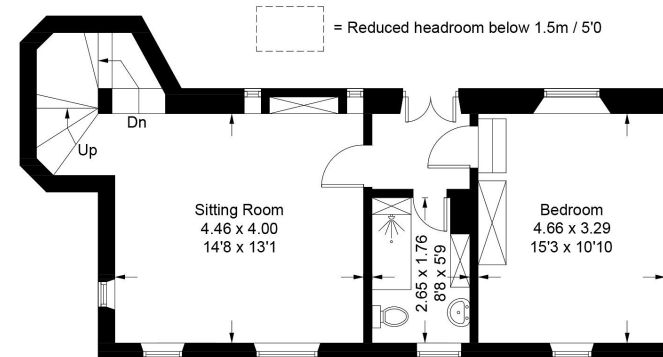
Approximate Gross Internal Area = 137.0 sq m / 1475 sq ft



Top Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257528)

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.