



2 Brewery Cottages, Paganhill Lane, Stroud, Gloucestershire, GL5 4JW
£235,000



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A little gem of a cottage, tucked well away from passing traffic at Brewery Yard, Paganhill with two reception rooms, two double bedrooms, a courtyard garden and an open outlook over the allotments at the front (Draft details)

SITTING ROOM, DINING ROOM, KITCHEN, BATHROOM, TWO DOUBLE BEDROOMS, AND A COURTYARD GARDEN WITH AN OUTLOOK OVER THE ALLOTMENTS AT THE FRONT



Viewing by appointment only

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Description

2 Brewery Cottages is an attractive character cottage set well away from traffic just off popular Paganhill Lane. This location allows for easy access to local shops and amenities yet is very private, with a lovely outlook over the allotments at the front. The property is built using traditional methods under a pitched tiled roof. This has been a happy, comfortable home for the current owner, and they have improved the property during their tenure. The resulting space is light and well presented, with accommodation arranged over two floors.

The front door opens into the sitting room, so the room benefits from the open view from both the window and the door when it is open. A dining room, kitchen and bathroom with contemporary fittings are also on the ground floor, with a staircase leading up from the dining room to the first floor. A landing and two double bedrooms are on this level. The larger bedroom is at the front, and so also benefits from the allotment view. Tasteful colour schemes and fittings have been used throughout the house, reinforcing the welcoming feel. A super house, viewing highly recommended.

Outside

There is a sunny courtyard garden at the rear, and this also benefits from the open outlook over the allotments. There is a right of way across the courtyards of Brewery Cottage for the residents of the terrace.

Location

Paganhill benefits from well-established secondary schools, a nursery, veterinary practice and the canal whilst nearby Ebley benefits from a coffee shop/wine bar, a gym and children's soft play. The house is also in easy walking distance of three supermarkets, a primary school and a playing field. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles), Swindon (25 miles) and junction 13 of the M5 are all within comfortable driving distance.

Directions

From Stroud, take the A419 Cainscross Road. Continue past Homebase on your left-hand side. As the road straightens, proceed past the schools on your right and the school sports hall on your left. Take the second exit straight over the roundabout. On your right, you will notice Fortune Takeaway. Take the road to the right of the takeaway. Continue, and you will see a car park and a road to the right. Park here and we'll meet you. We'll then walk along to the cottage past the allotments.

Property information

The house is freehold, Gas central heating, mains electricity, water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

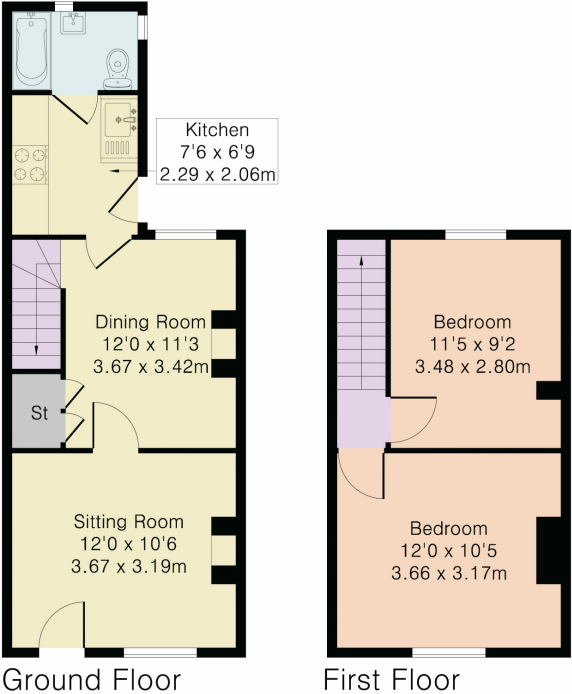
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



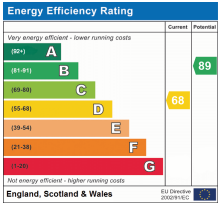
Approximate Gross Internal Area 611 sq ft - 57 sq m

Ground Floor Area 347 sq ft – 32 sq m

First Floor Area 264 sq ft – 25 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.