



Crantock, Toadsmoor Road, Brimscombe, Stroud, Gloucestershire, GL5 2TB
£535,000



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A beautifully presented three-bedroom detached home, ideally positioned in an elevated setting. This stylish and well-maintained property offers spacious accommodation across two floors, featuring off-road parking, a garage, generously sized front and rear gardens and views.

ENTRANCE HALLWAY, SITTING ROOM, DINING ROOM, OFFICE/THIRD BEDROOM, FAMILY BATHROOM, KITCHEN, TWO BEDROOMS WITH ENSUITE BATHROOMS, EAVES STORAGE, GOOD SIZED GARDEN, PARKING, GARAGE, PRESENTED IN VERY GOOD ORDER.



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Elevated with lovely views, this beautifully modernised three-bedroom detached home has been significantly improved and renovated by the current owner. You are welcomed into a hallway featuring the original oak parquet flooring, which continues through the sitting room, dining room and office/third bedroom. The hallway provides access to all ground floor rooms and includes stairs leading to the first floor. The kitchen is fitted with a range of wall and base units along with integrated appliances. The sitting room offers a cosy and inviting space with a central stone fireplace, front-facing views and air conditioning. The dining room also enjoys front aspect views, while a modern family bathroom and a versatile office/third bedroom complete the ground floor. Upstairs, you'll find two generously sized bedrooms. The main bedroom includes an en-suite bathroom, a walk-in wardrobe with access to a spacious storage area, and air conditioning. The second bedroom also benefits from an en-suite shower room and a built-in wardrobe.

Outside

Outside, the front of the property offers ample off-road parking and access to the garage. The front garden is predominantly laid to lawn, enhanced by mature shrubs and trees. To the rear, a composite deck provides an ideal space for alfresco dining while enjoying the views. The remaining garden features lawn with stocked borders. A handy storage shed is conveniently positioned alongside the property.



Location

Brimscombe is a popular area a couple of miles east of Stroud, on the sunny side of the Golden Valley. The Long Table, Stroud Brewery, The Ship Inn, and Studio 18 are close by and are all superb community spaces. The well-regarded Brimscombe and Thrupp primary schools are within a mile, and the property also falls within the catchment area for Thomas Keble School. The property benefits from being equidistant between open countryside and the lively town of Stroud, which offers a wide range of shops, supermarkets, schools, colleges, and leisure facilities. Stroud Railway Station provides a mainline service to Gloucester and London, and junctions of the M4 and M5 motorways are also within easy driving distance.

Directions

Leave Stroud via the A419 and proceed through Brimscombe. Turn left into Toadsmoor Road (signposted Eastcombe and Bussage) The house can be found a short way along on the right identified by a for sale sign.

Property Information

The tenure is Freehold. We are informed that all mains services are connected to the property. Council tax band D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

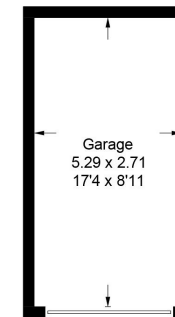
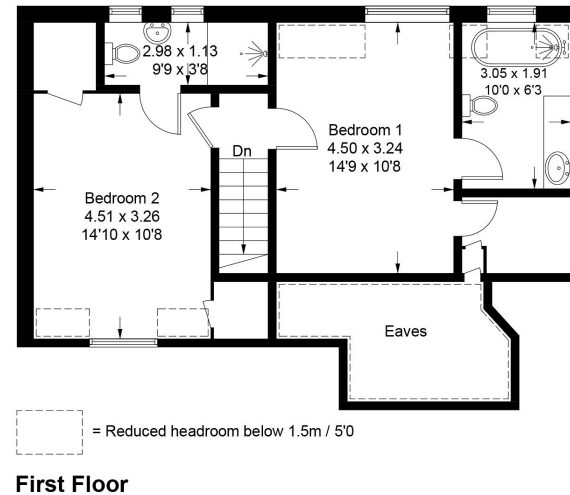
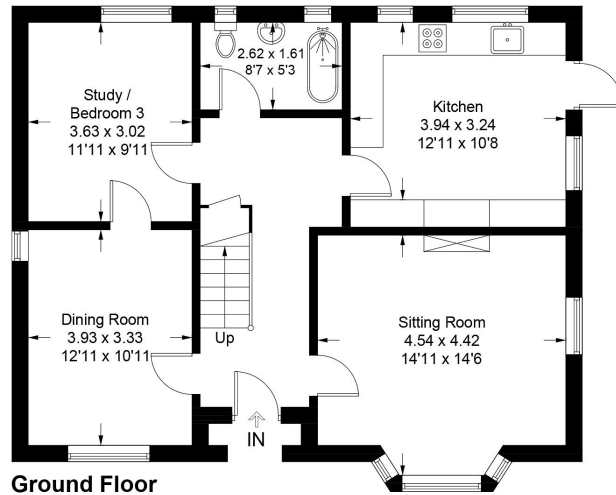
Local Authority

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



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Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 149.1 sq m / 1605 sq ft
(Including Eaves)



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1225758)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (91-100)	82
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	36
England, Scotland & Wales	
EU Directive 2002/91/EC	

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.