



East Wing, Bridgend House, Downton Road, Bridgend, Stonehouse, GL10 2AX  
Guide Price £750,000





## East Wing, Bridgend House, Downton Road, Bridgend, Stonehouse, GL10 2AX

A stunning example of a four bedroom converted wing within a Grade II listed Cotswold stone property in Bridgend a short distance from Stonehouse with large level gardens, ample parking and an abundance of character features.

MODERNISED FITTED KITCHEN WITH VELUX WINDOWS AND INTEGRATED APPLIANCES, UTILITY ROOM AND DOWNSTAIRS W/C, DUAL ASPECT LIVING ROOM WITH INGLENOOK FIREPLACE AND WOODBURNER, PANTRY CUPBOARD, ENTRANCE HALLWAY, DUAL ASPECT RECEPTION ROOM, WIDE STAIRCASE, BRIGHT LANDING, DUAL ASPECT MAIN BEDROOM WITH DRESSING AREA AND ACCESS TO 'JACK-&-JILL' EN-SUITE BATHROOM, THIRD BEDROOM, FURTHER LANDING, SHOWER ROOM, FOURTH BEDROOM WITH STORAGE, DUAL ASPECT SECOND BEDROOM, ATTIC SPACE, CHARACTER FEATURES THROUGHOUT INCLUDING WINDOW SEATS AND STONE MULLIONS, LARGE GARDENS WITH LAWN AND SEATING AREAS ONTO THE RIVER FROME, PARKING, SOUTH FACING ASPECT TO THE FRONT, TOWN, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

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### Description

A beautiful four bedroom property dating back to 1691 that has been tastefully renovated and modernised in recent years and is located in Bridgend around 0.5 miles from Stonehouse town. This location allows for easy access to the shops, amenities and train station of Stonehouse whilst the canal and country walks are on the doorstep. The ground floor comprises a tastefully modernised fitted kitchen complete with fitted appliances such as a fridge/freezer and dishwasher, Belfast sink, window seat and underfloor heating, a utility room and downstairs w/c, charming dual aspect living room with parquet flooring and inglenook fireplace housing the woodburning stove, large understairs storage area, traditional entrance hallway and dual aspect second reception room currently set up as a dining/games room. On the first floor is a bright landing ascended to from a wide stair case, dual aspect master bedroom with original shutters, dressing room and access to the 'Jack-&-Jill' bathroom and a third bedroom. The top floor is home to another large landing giving access to the attic storage, shower room, fourth bedroom with built in storage and large dual aspect second bedroom where you are impressed with an array of wooden beams and frames. Windows to the front of the property enjoy a southerly aspect over the gardens so are enjoyed from most rooms. The property benefits from gas central heating and a mixture of double glazing and original windows including some sashes with character features throughout from the aforementioned window seats and stone mullions to the exposed stone, beams and shutters. The current vendors have thoroughly improved the property throughout which is clear to see in this impressive house, from the boiler to pointing and bathrooms to decoration so please do ask any questions around works carried out.

### Outside

The interior is complemented by the property sitting in a generous plot with a large garden in front of and to the side of the house which is accessed from the kitchen and hall as well as the double gates from the road. The charming level garden is mainly laid with lawn, has well-established borders with raised beds and mature trees but also benefits from three outdoor seating areas – one with a covered area under a pergola and one covered decking at the end of the garden by the bridge over the River Frome. There is a stone chipped area for ample driveway parking as well as a shed.



### Location

Bridgend is on the outskirts of Stonehouse and backs on to the countryside so benefits from lovely walks as well as being close to the canal and towpath. Nearby Stonehouse has seen many changes over the years, and considerable growth, but remains a friendly little town with a big heart and a proud community spirit. It is a great place to live, with a wide range of housing, a direct railway line to London, primary and secondary schools and a location just 2.5 miles from the M5 motorway. Stonehouse has all the facilities one would expect of a small town, including a GP surgery, Co-op, three playing fields, pubs and a bustling High Street with independent shops, restaurants and cafes. The town is also the location for Wycliffe College, a private school with boarding facilities. But in keeping with the rest of the Stroud area, residents are never far from stunning scenery. The Stroudwater Canal runs through Stonehouse and the town is also on the doorstep of beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth. There has been large scale building to the west with the creation of a major new housing estate and school at Great Oldbury, near the motorway.

### Directions

From Stonehouse take the High Street/Bath Road towards the Horsetrough Roundabout. Take the third exit onto Bristol Road until you reach the traffic lights. Turn left onto Downton Road and follow the road over the bridge and round to the right. Continue along and the property can be found straight ahead before the bridge as indicate by our For Sale board.



### Tenure

Freehold

### Services

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

### Council Tax Band

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### Local Authority

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

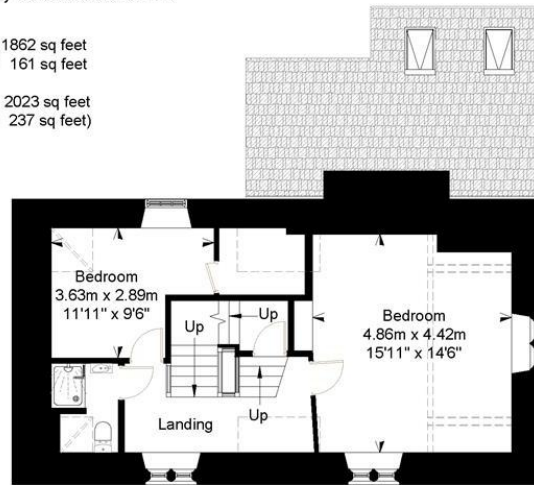
## East Wing, Bridgend House, Stonehouse, Gloucestershire

Approximate IPMS2 Floor Area  
 House 173 sq metres / 1862 sq feet  
 Attic Space 15 sq metres / 161 sq feet

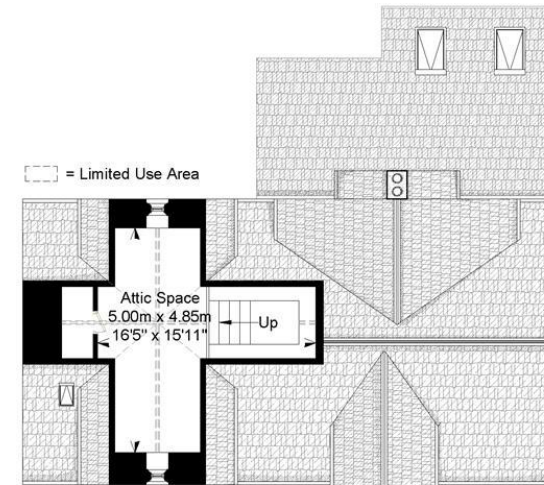
Total 188 sq metres / 2023 sq feet  
 (Includes Limited Use Area 22 sq metres / 237 sq feet)

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 07890 327 241  
 Job No SP2827

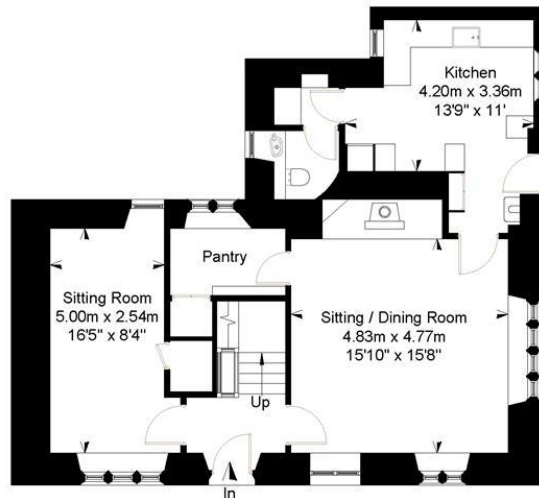
This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard



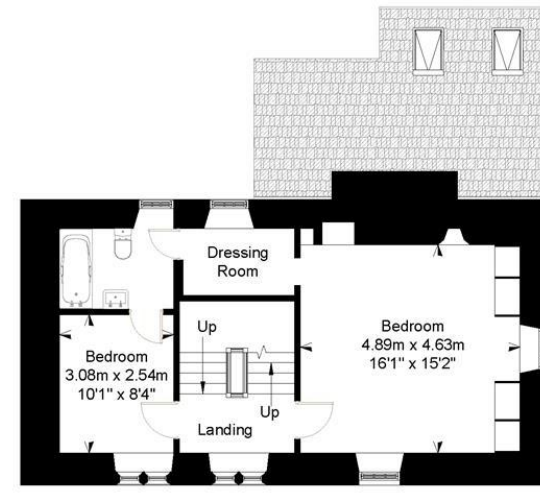
Second Floor



Third Floor



Ground Floor



First Floor

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.