



27 Maple Drive, Stroud, Gloucestershire, GL5 4DE  
Guide Price £325,000

**PETER JOY**  
Sales & Lettings



## 27 Maple Drive, Stroud, Gloucestershire, GL5 4DE

A well-proportioned two bedroom semi-detached bungalow sat in a generous plot on Maple Drive in Farmhill with conservatory/dining room, parking/garage and a lovely well-stocked terraced garden.

ENTRANCE HALLWAY WITH STORAGE CUPBOARD, BATHROOM WITH SHOWER OVER, 15' LIVING ROOM WITH ELECTRIC FIRE, 12' MAIN BEDROOM, 11' SECOND BEDROOM WITH BUILT IN WARDROBES, 11' FITTED KITCHEN WITH BREAKFAST BAR AND INTEGRATED OVEN/HOB, 11' CONSERVATORY/DINING ROOM WITH DOORS TO REAR GARDEN, UTILITY AREA, 19' GARAGE WITH UP AND OVER DOOR, REAR GARDENS WITH PATIO SEATING AREA, TERRACES WITH WELL-STOCKED PLANTS, GAS CENTRAL HEATING AND DOUBLE GLAZING, EAST FACING FRONT ASPECT, WEST FACING REAR GARDEN, BUS ROUTE, SCHOOL, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

A bright and well-proportioned two bedroom semi-detached bungalow situated on Maple Drive in Farmhill just under 1.5 miles from Stroud. This location allows for easy access to the shops, amenities and train station of Stroud with primary schooling, secondary schooling, a convenience store and bus route also close by. The property comprises an entrance hallway with fitted storage cupboard, a bathroom with a shower over the bath, 15' living room with electric fire within a fire place, two double bedrooms consisting of: 12' main bedroom and an 11' bedroom with built in wardrobe units, an 11' fitted kitchen with integrated oven/hob and breakfast bar with the brilliant addition of an 11' conservatory/dining room for extra reception space – this gives double door access to the rear garden as well as to a utility area. Windows to the front of the property enjoy an easterly aspect benefitting from morning sun whereas the rear of the property (and the garden) is to the West. The property benefits from cavity wall insulation, gas central heating and double glazing throughout and the current vendors have installed the conservatory as well as a more modern and updated boiler.

### Outside

The interior is complemented by having a lovely rear garden accessed from the conservatory/dining room. The well-stocked garden benefits from an initial patio seating area with pergola where steps lead up towards the top of the garden. Either side of the steps is well-established flowers, plants and shrubs as well as landscaped areas with a water feature. At the top of the garden is a vegetable growing area, seating terrace, a shed, greenhouse and various fruit trees. There is a well-tended lawn to the front with driveway parking in front of the garage with up and over door for access.



### Location

The Stroud Valleys are well known for their beautiful views – and some of the most breathtaking can be found at nearby Whiteshill, which stands right on the edge of the Cotswold escarpment. Many of the houses offer stunning, far-reaching views down across the lush green swathe of the Painswick and Slad valleys or towards the lovely neighbouring village of Ruscombe and the distant hump of Frocester Hill. Unlike many villages in the area, Whiteshill did not grow up around a medieval heart, but started as clusters of cottages which were built around the springs or wells dotted around the hillside. It has a very vibrant community with a volunteer-run village shop, playing fields, a church, village hall, scout hut, school and The Star Inn at the heart of the modern-day community. There are some beautiful rambles to enjoy, including the Diamond Jubilee Circular Walk, which links Whiteshill and Ruscombe, following ancient pathways through fields and woodland. The village is close to Stroud, which has a direct train link to London and an award-winning farmers' market, while Gloucester and Cheltenham are both within comfortable driving distance.

### Directions

Leave Stroud via the Cainscross Road and take the third exit off of the Cainscross roundabout signposted Whiteshill. Proceed to the mini roundabout and take the first exit on Farmhill Lane proceeding up the hill. Pass the turnings for Farmhill Crescent and Byron Road and take the next right into Heathfield Road. Take the first turn left into Maple Drive and the property can be found a little way along on the left hand side as indicated by our "For Sale" board.



### Tenure

Freehold

### Services

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

### Council Tax Band

C

### Local Authority

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



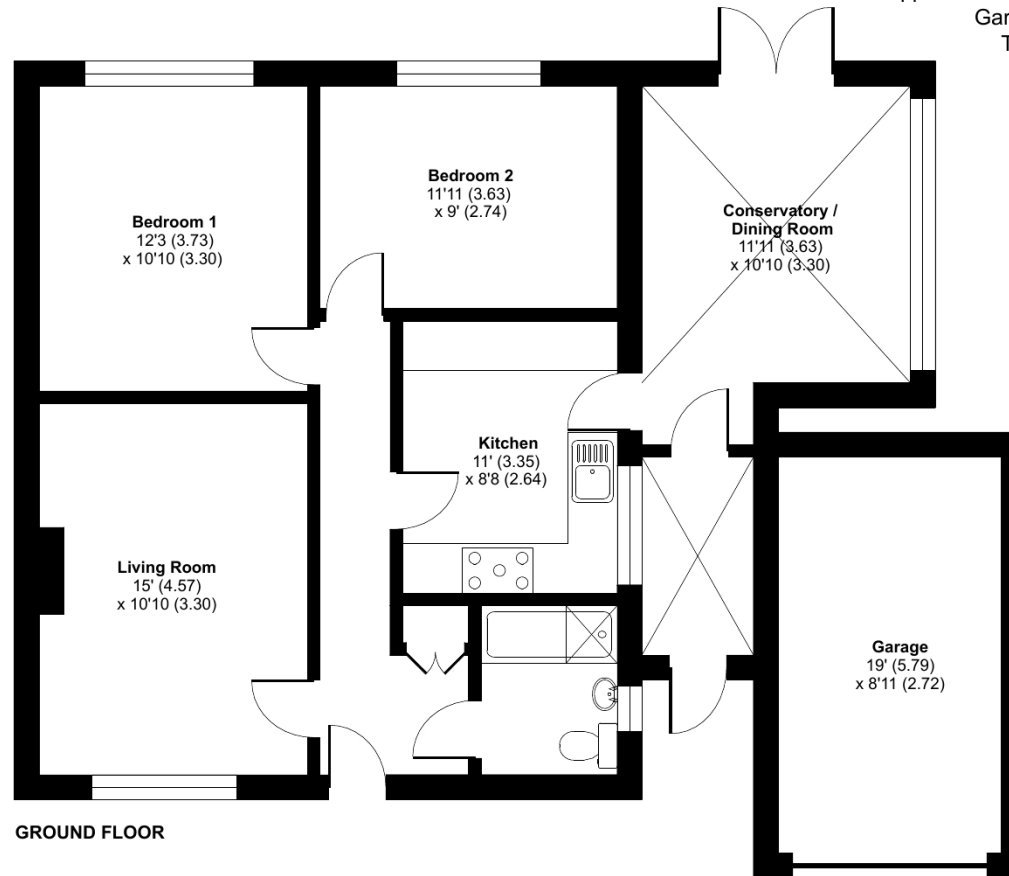
## Maple Drive, Stroud, GL5

Approximate Area = 851 sq ft / 79 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 995 sq ft / 92.4 sq m

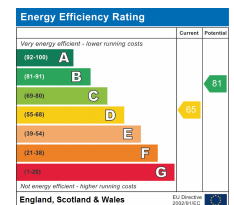
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GROUND FLOOR



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: 1003881



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.