



73A Bowbridge Lane, Stroud, Gloucestershire, GL5 2JL  
Guide Price £535,000

**PETER JOY**  
Sales & Lettings



## 73A Bowbridge Lane, Stroud, Gloucestershire, GL5 2JL

A spacious, modern detached home, constructed with Cotswold stone, is located in a highly sought-after area. It features ample parking, a garage, and beautiful low maintenance garden. The property offers easy access to Stroud Town Centre, with its wide range of amenities and excellent transport links.

ENTRANCE HALL, CLOAKROOM/WC, RECEPTION ROOM/BEDROOM THREE, OPEN PLAN SITTING ROOM/DINING ROOM/KITCHEN, UTILITY ROOM, TWO DOUBLE BEDROOMS WITH EN SUITE BATHROOMS, MAIN BEDROOM WITH LARGE DRESSING ROOM/OFFICE/NURSERY, LARGE WALK IN STORAGE, OFF STREET PARKING FOR SEVERAL CARS, GARAGE, GARDEN, VIEWS.



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

Situated in close proximity to Stroud, lies this well-presented and versatile home. Upon entering through the front door, you are greeted by an entrance hallway that leads to a ground floor WC, stairs to the first floor, and access to the ground floor accommodation. As noted from the floorplan the ground floor features an additional reception room/bedroom three with a storage cupboard, a large open-plan sitting room/dining area/kitchen, with double doors opening to the rear garden. The kitchen hosts a range of wall and base units with under-cabinet lighting and a central island. A door from the kitchen leads through to a large utility room with an additional door giving access to the garage with electric rolling door. The first floor boasts a large main bedroom measuring 18'10" x 15'11" with an en-suite bathroom. This bedroom provides access to a sizable additional room, perfect for use as a dressing room, office, playroom, or nursery. You will also note from the floorplan a handy storage area accessed from the additional room. Bedroom two is generously sized and also features an en-suite shower room. The property is warmed throughout with underfloor heating.



### Outside

Outside, there is ample off-street parking for several cars, a garage, and separate side access. The property features a beautiful, private enclosed rear garden, which is laid with pavers and includes a separate gravelled area offering lovely views and perfect place to enjoy alfresco dining.

### 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. At the traffic lights turn left into Bowbridge Lane. The property can be found a little way up on the right hand side.

### Services

The property is freehold. Mains electricity, gas, water and drainage. The council tax band is E. 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



# Bowbridge Lane, Stroud, GL5

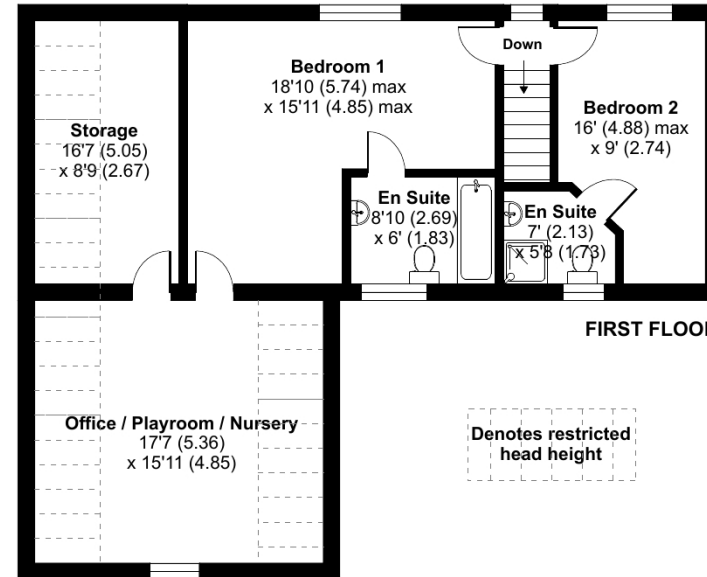
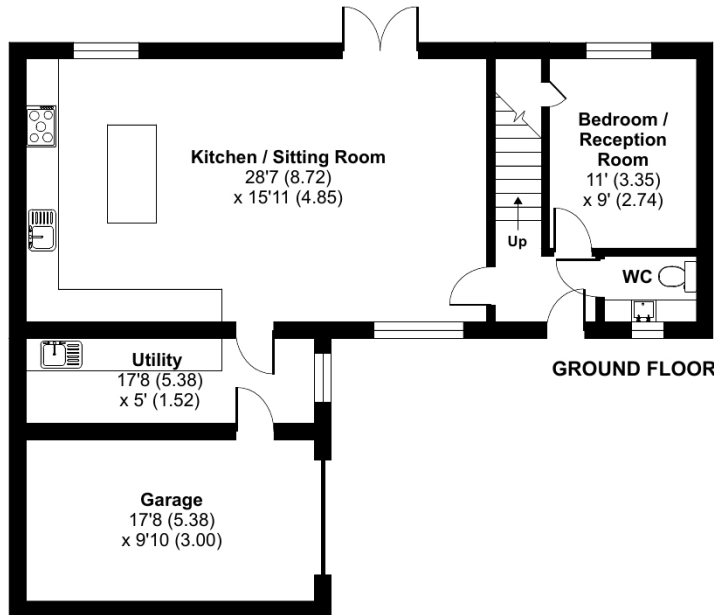
Approximate Area = 1524 sq ft / 141.5 sq m

Limited Use Area(s) = 196 sq ft / 18.2 sq m

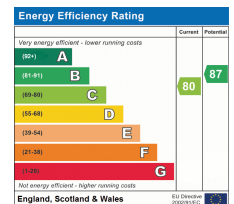
Garage = 173 sq ft / 16 sq m

Total = 1893 sq ft / 175.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1131669



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.