



The Present, Frome Park Road, Stroud, Gloucestershire, GL5 3LF  
Guide Price £635,000





## The Present, Frome Park Road, Stroud, Gloucestershire, GL5 3LF

A charming red brick period home, conveniently located just a short distance from Stroud town centre. This well-presented property, nestled in a quiet cul-de-sac, hosting a wealth of character and charm throughout. The spacious accommodation is spread over two floors and includes two reception rooms, a kitchen/breakfast room, a ground floor WC, a utility room, three bedrooms and two family bathrooms. The Present further boasts parking for two cars and a good sized rear garden. The property retains many period features and has recently undergone a full re-roof.

ENTRANCE, TILED HALLWAY, SITTING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY, THREE BEDROOMS, TWO BATHROOMS, MATURE GARDEN, AMPLE PARKING, CLOSE TO AMENITIES, QUIET CUL-DE-SAC LOCATION, PRESENTED IN GOOD ORDER, BEAUTIFUL FEATURES THROUGHOUT

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

This charming period red brick home is located in a highly sought-after cul-de-sac, offering both tranquillity and convenience. Boasting many of its original features and being well-maintained, this property presents a perfect family home. As you enter through the front door, you're greeted by a tiled hallway, with stairs leading to the first floor and doors to all ground-floor rooms. The sitting room provides flexible space, either open-plan or divided into two rooms with bifold doors. This bright and airy space features a lovely bay window overlooking the front aspect, exposed floorboards, an enclosed wood burner, an open fireplace, and double doors that lead to the garden. The kitchen/breakfast room is well-appointed with a range of wall and base units, complemented by oak worktops. This space seamlessly flows into the utility room, with a door providing direct access to the rear garden. A downstairs cloakroom completes the ground floor accommodation. Upstairs, the first floor offers three generously sized double bedrooms. The main bedroom features a Jack and Jill bathroom, while an additional bathroom serves the other bedrooms on this floor.

### Outside

The property's frontage is truly stunning, featuring a Cotswold stone driveway with parking for two cars and neatly defined bricked boundary walls. To the left, a shared access pathway leads to the rear garden. The rear garden is a delightful space, boasting a patio area and a Cotswold stone pathway that meanders through the garden. The garden is beautifully maintained, with well-stocked borders, a vegetable plot, a fruit tree, and two sheds.

### Location

The property is located in Rodborough, which benefits from two well-established and highly ranked primary schools and a secondary school, all within walking distance. The area also includes two churches, parks and play areas, various village pubs, and the beautiful and vast Common areas, ideal for walking. Nearby Dudbridge offers two supermarkets, a playing field, and a petrol station. Stroud town provides a wide range of shops and amenities, including supermarkets, local specialty stores, a hospital, state and private schools, a leisure and sports centre, an award-winning weekly farmers' market, and a mainline railway station with intercity services to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles), and Swindon (25 miles) are all within comfortable driving distance. Frome Park Road has a fantastic community spirit, with events including street parties and Christmas carol singing.

### Directions

From Stroud take the A46 towards Nailsworth. Continue past the "Clothiers Arms" and the shop on the right and several hundred yards up the turning for Frome Park Road is on your right hand side, travel down the road and take the first left, the property is on the left hand side as denoted by our for sale board.

### Services

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

### Local Authority

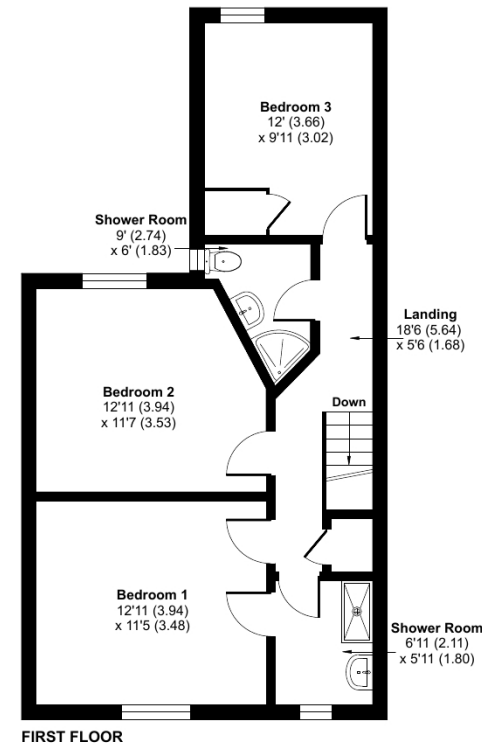
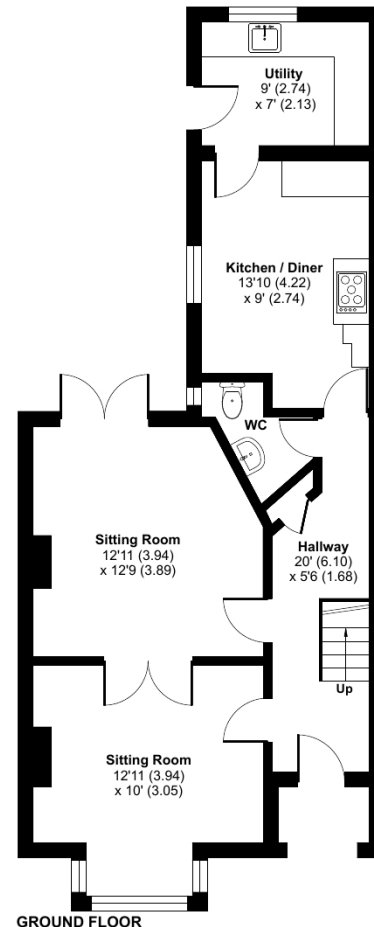
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# The Present, Frome Park Road, Stroud, GL5

Approximate Area = 1246 sq ft / 115.7 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: 1166378

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 62      | 82        |
| E (39-54)                                   |         |           |
| F (27-38)                                   |         |           |
| G (1-26)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| 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.