



Greenways, Butterrow Lane, Stroud, Gloucestershire, GL5 2NH  
Offers in the Region of £450,000

**PETER JOY**  
Sales & Lettings



## Greenways, Butterrow Lane, Stroud, Gloucestershire, GL5 2NH

A well presented individual detached home situated in a country lane below Rodborough Common and just a short distance from Stroud centre with three bedrooms, a 15' sitting room with wood burning stove, a 15' kitchen/dining room, a large garden, parking and a good outlook over the valley at the front.

ENTRANCE HALL, 15' SITTING ROOM, 15' KITCHEN/DINING ROOM, THREE BEDROOMS, CONSERVATORY, BATHROOM, PARKING FOR TWO CARS, LARGE REAR GARDEN WITH 18' WORKSHOP/STUDIO AND PRODUCTIVE GROWING AREA.

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

Greenways is an individual detached property situated in a lovely position on Butterrow Lane. This quiet country lane is set just below hundreds of acres of National Trust land of Rodborough and Minchinhampton Commons yet is still well placed for the shops and amenities of Stroud. The property was built in the 1950's using traditional methods under a pitched roof and has been a happy, comfortable home for the current owners for some 13 years. They have improved Greenways during their ownership and the resulting property is interesting and flexible, and could suit lots of different types of buyers, with well presented accommodation arranged over split levels.

You walk into a long entrance hall with two windows looking out at the front across the valley. A 15' sitting room is on the northerly side of the house, and this room has a double aspect and a wood burning stove. A 15' kitchen/dining room is at the other end of the hall, and this also benefits from a double aspect, with the southerly outlook across fields to woodland and the common of particular merit. A door from this room leads to a double glazed conservatory and the current owners have furnished this space with both a dining table and a sofa. The bathroom is just off the hall, which then leads around past the sitting room and the third bedroom to step up to the other two bedrooms. The windows at the rear of the property look out on to the garden, so there's a pleasant, green outlook from every window. An interesting, considered home - viewing strongly recommended.



#### Outside

The property benefits from off road parking for two cars and a large garden with a workshop/studio. The parking is at the front of the house, with space here for two vehicles. Steps lead up through a well planted area to the front door. Side access leads around to the rear garden, with steps leading up behind the conservatory to the rear garden. This private area is well kept, with a level lawn edged with mature borders stocked with a variety of trees and established shrubs. A couple of steps lead up to a pretty paved area - the ideal spot for a table and chair set. There is a 18' workshop/studio here, with power and light and a wood burning stove, although the latter has not been tested by the owner. Also on this area is a good sized greenhouse. Tucked away behind this is another good area of garden. This is a productive growing area, with raised beds, a fruit cage and espalier fruit trees.

#### Location

The property is situated on a country lane approximately a mile and a half from Stroud. Minchinhampton and Rodborough commons are a short walk up the hill. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.



#### Directions

From Stroud town take the A419 London Road past Waitrose and continue over the roundabout. Upon reaching the traffic lights, turn right onto Butterrow Hill and go through the traffic calming. Follow the road round and over the railway bridge, continue up the hill and turn left onto Butterrow Lane. Continue on Butterrow lane for around quarter of a mile. Pass the red brick houses on your left and the property is then found on the right, before the big bend in the road.

#### Property information

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 mobile and data service from the main mobile service providers (EE, Three, O2 and Vodafone).

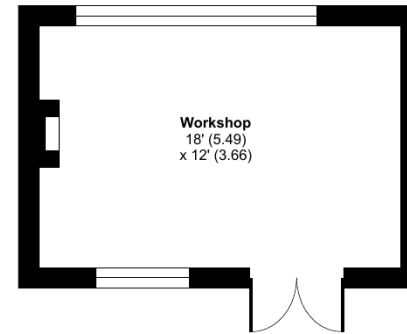
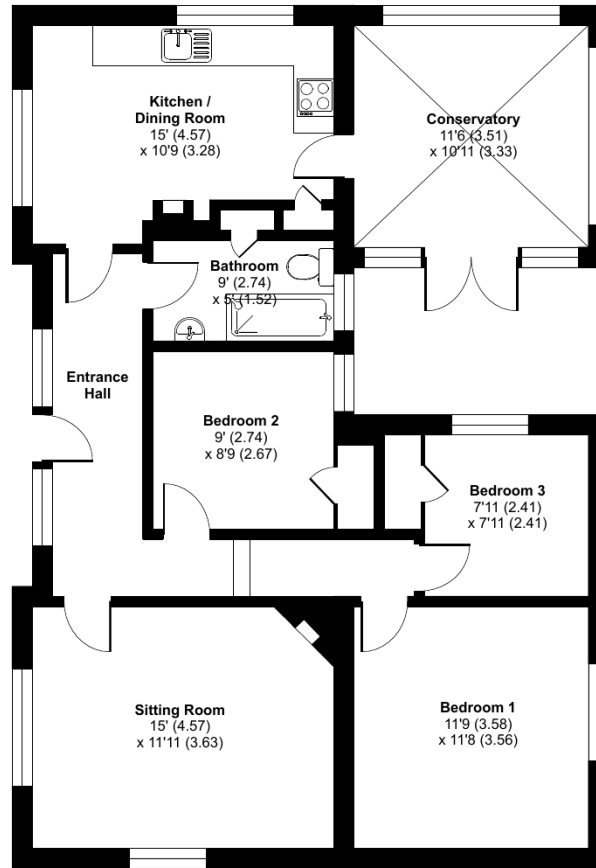
#### Local Authority

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

# Greenways, Butterrow Lane, Stroud, GL5

Approximate Area = 994 sq ft / 92.3 sq m  
 Workshop = 216 sq ft / 20.1 sq m  
 Total = 1210 sq ft / 112.4 sq m

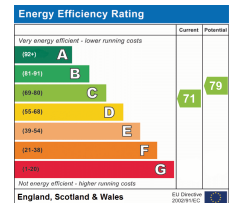
For identification only - Not to scale



**GROUND FLOOR**



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: 1205742



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.