



37 Acre Street, Stroud, Gloucestershire, GL5 1DR  
Offers Over £500,000

**PETER JOY**  
Sales & Lettings



## 37 Acre Street, Stroud, Gloucestershire, GL5 1DR

A brilliant example of a four bedroom Cotswold stone end-terrace property situated in a quiet spot within "Old Stroud" with open plan kitchen/living/dining room, parking and statement master bedroom with en-suite shower room.

ENTRANCE PORCH, 25' INVITING KITCHEN/LIVING/DINING ROOM WITH DOWNSTAIRS W/C AND DOORS TO COURTYARD, LARGE LANDING, 11' (MAX) BEDROOM FOUR, 11' BEDROOM THREE, FAMILY BATHROOM, 12' BEDROOM TWO WITH EN-SUITE SHOWER ROOM, 20' (MAX) MASTER BEDROOM WITH FOUR VELUX WINDOWS AND EN-SUITE SHOWER ROOM, CHARACTER FEATURES INCLUDE WOODEN SASH WINDOWS AND EXPOSED BEAMS, PRIVATE COURTYARD GARDEN, PARKING FOR TWO CARS, DOUBLE GLAZED AND GAS CENTRAL HEATING (NEW BOILER), SOUTH FACING VIEWS TO THE REAR, TOWN, SCHOOL, AMENITIES & WALKS CLOSE BY.

Viewing by appointment only

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

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### Description

A delightful four bedroom period property situated down a private drive off of Acre Street in the heart of "Old Stroud" a short distance above the town centre. This unique property is tucked away and is part of a conversion of the former Acre Street Meeting Rooms that took place around 11/12 years ago. This location is well known locally for its good community and allows for easy access to the shops, amenities and train station of Stroud with the Daisy Bank, a convenience store, three pubs and country walks nearby. The ground floor comprises an entrance porch with tiled flooring and room for shoes and coats with a fantastic 25' kitchen/living/dining room with integrated gas hob and oven, a breakfast bar/island, a downstairs w/c and double doors out to the rear courtyard. On the first floor is a large landing, 11' (max) bedroom four, 11' bedroom three, a family bathroom with shower over the bath and a 12' bedroom two with en-suite shower room and built in wardrobe. The top floor is home to a beautiful 20' (max) master bedroom which is bright and spacious whilst benefitting from four Velux windows, handy eaves storage and an en-suite shower room. Windows to the rear of the property enjoy a southerly aspect past neighbouring chimney pots towards Rodborough Common and Butterrow West so is particularly enjoyed from the main bedroom. The property benefits from gas central heating and a mixture of double glazing with character features including the Cotswold stone exterior, style of windows and the stunning exposed beams and 'A-frame' on the top floor. The current vendors have improved the property by converting the attic, landscaping the courtyard, recently updating the boiler as well as replacing the bathroom and en-suites.



### Outside

The interior is complemented by having a private courtyard garden accessed via the kitchen/living/dining room and/or a side gate. The courtyard is ideal for al-fresco dining and has been block paved to make a low maintenance space with the some planted raised beds. To the side of the property is parking for two cars as well as handy bin/bike storage. The lane to the property from Acre Street is private and gives both vehicular and pedestrian access.

### Location

The immediate area benefits from two pubs, a bar, Daisy Bank, a convenience store, a popular primary school and walks at The Heavens. 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 recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. 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 at the roundabout by Brunel Mall take the first exit up Cornhill. Follow the road up the hill passing the police station and car park. Pass the turning on your left for Parliament Close take the next right into Acre Street. The access to the property can be found on the right 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

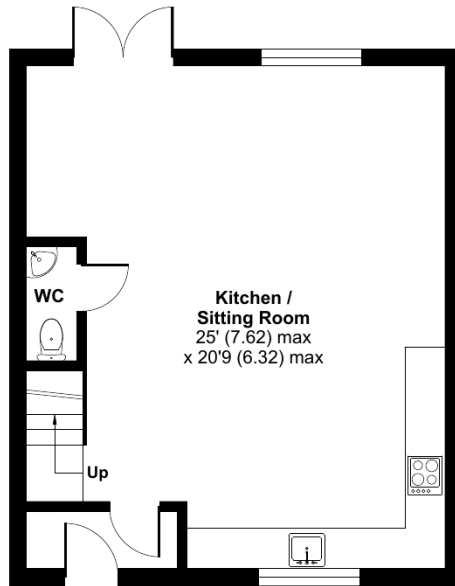
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



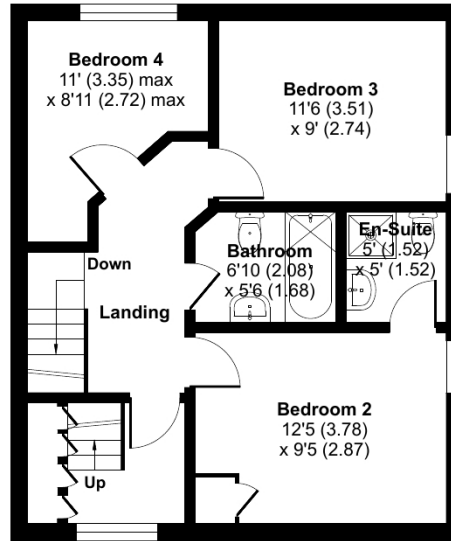
# Acre Street, Stroud, GL5

Approximate Area = 1417 sq ft / 131.6 sq m

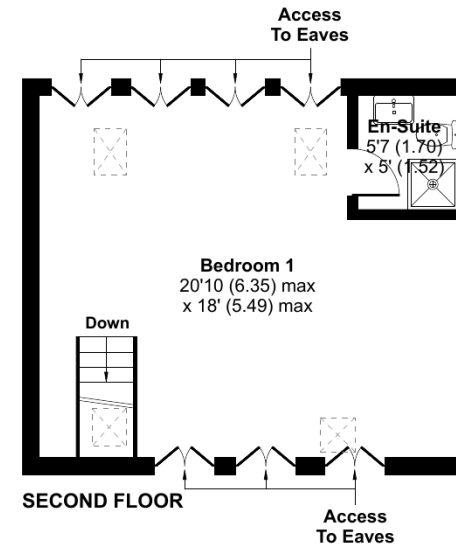
For identification only - Not to scale



GROUND FLOOR



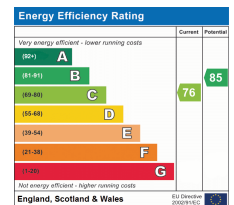
FIRST FLOOR



SECOND 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: 1076704



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.