



2, Bridge Cottage, Paganhill Lane, Stroud, Gloucestershire, GL5 4JU
£295,000



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A Cotswold stone terraced cottage set by the railway in Paganhill with two bedrooms, an 15' sitting room and a lovely cottage garden with the original wash house outbuilding and a cabin studio (Draft details)

PORCH, 15' SITTING ROOM WITH FIREPLACE AND WOOD BURNING STOVE, KITCHEN, TWO BEDROOMS, BATHROOM, ORIGINAL WASH HOUSE OUTBUILDING AND CABIN STUDIO AND A LOVELY COTTAGE GARDEN.



Viewing by appointment only

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Description

2 Bridge Cottage is a charming two-bedroom Cotswold stone mid-terrace home by the railway line at Paganhill. The property is set up a footpath away from the road, and has bags of charm and character. The terrace was built in the mid 1800's from Cotswold stone using traditional methods and number 2 has been a happy home for the current owners for 18 years. Since its purchase, the property has been clearly well cared for and sympathetically updated, including the installation of gas central heating and tasteful redecoration throughout. The ground floor features an entrance porch, a spacious 15' living room with a large fireplace with wood-burning stove and a kitchen. On the first floor, you'll find a landing, a generous bedroom with built-in wardrobes and a bathroom with a shower over the bath. The top floor hosts a second double bedroom that measures 17' x 16' and enjoys dual-aspect windows that provide plenty of natural light. The windows at the rear of the property offer a lovely southerly outlook over the railway line and towards the Selsley area, and original character features are found throughout the house. A bit of a gem, and certainly a property for your viewing list.

Outside

The property benefits from a colourful cottage garden, the original detached stone wash house and a detached cabin studio. The property is accessed via a footpath leading past Bridge House. There is a courtyard at the front of No. 2, with a pedestrian right away across the space for No.3. The wash house is in front of the property, and this has a stone floor, power and light, water, a woodburning stove and a small shower room with a mezzanine level over the main space. The cabin studio is set behind this and is insulated, with power and light and a store room. The garden is beyond this. This beautiful, immersive space is stocked with a variety of established trees and shrubs. There is a paved sitting area with an old stone mill wheel set in the centre, a pond, a greenhouse and a brick built shed. There is a real sense of calm when you walk into this area - it has clearly been a real labour of love, with colour and interest everywhere you look.

Location

The property is set off Paganhill Lane, approximately 1.5 miles West of Stroud. There are shops and amenities close by with Archway, Marling and Stroud High School in easy reach at Cainscross. Stroud town is only a short drive away and was voted "Best place to live in the UK 2021" by the Sunday Times. There is a great community here that benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs, cafes, bars and restaurants to eat and socialise at. 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 benefits from a leisure and sports centre, a cinema and a main line railway station, with a regular direct London (Paddington) service. Nailsworth (4 miles) Cirencester (11 miles), Cheltenham (14 miles) and Swindon (26 miles), are all within comfortable driving distance. Junction 13, M5 motorway is approximately 8 miles distant.

Directions

From Stroud take the A46 past Merrywalks past the cinema and bus stops, taking the first exit at the roundabout. When you reach the next roundabout, again, take the first exit passing Tesco on your left hand side. Pass the Leisure Centre and Stroud College on your right and continue on Stratford Road. Pass Tesco Express and take the first turning on the left into Paganhill Lane. Pass the turning for Mill Farm Drive on the right and park on the left before the bridge. The footpath up to Bridge Cottages is on your left.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house

Local Authority

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

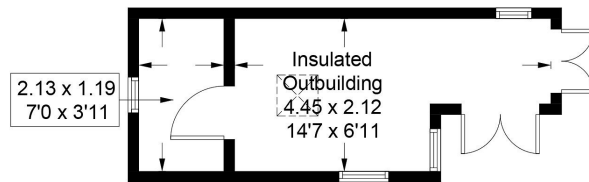


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Approximate Gross Internal Area = 75.3 sq m / 810 sq ft

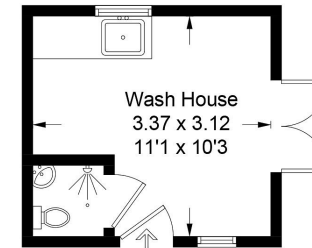
Outbuildings = 21.2 sq m / 228 sq ft

Total = 96.5 sq m / 1038 sq ft

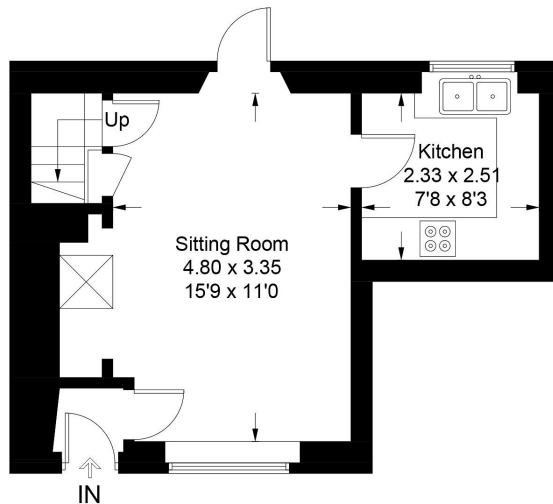


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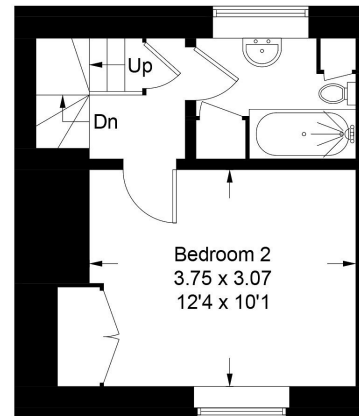
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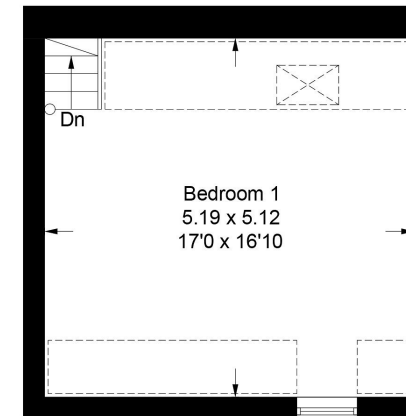
IN
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1213659)

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.