



Elsmont, Ash Road, Lightpill, Stroud, Gloucestershire, GL5 3NZ
Guide Price £570,000



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A well presented four bedroom detached family home, situated in a no through road with views across allotments and up to Rodborough Common. The well proportioned accommodation offers two reception rooms, a utility room, fantastic home office/studio in the rear garden, ample parking and a detached garage.

ENTRANCE PORCH, ENTRANCE HALL, WC, SITTING ROOM, KITCHEN, DINING ROOM, UTILITY ROOM, FOUR BEDROOMS, FAMILY BATHROOM, SEPARATE WC, GOOD ATTIC STORAGE, DOUBLE GLAZED, GAS CENTRAL HEATING, GOOD GARDEN WITH STUDIO/OFFICE, DRIVEWAY PARKING FOR SEVERAL CARS, DETACHED GARAGE, VIEWS UP TO RODBOROUGH COMMON.



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Elsmont is a well presented four bedroom family home, located towards the end of a no through road at Lightpill in the parish of Rodborough. This location is well placed for well regarded Gastrells primary school, which is just up the hill, and beyond that are hundreds of acres of National trust land at Rodborough and Minchinhampton commons. The accommodation is arranged over two floors and comprises, entrance porch offering shoe and coat storage, entrance hall with downstairs WC, a lovely sitting room running front to back of the house, with large windows to the front and rear letting in lots of natural light. There is also a brick fireplace with open fire. The kitchen has a good range of cupboards and the window overlooks the garden. To the side of this is the utility room with door out to the garden. The dining room, is lovely and light with large window to the front. On the first floor is a good sized landing, offering access to two loft spaces, both with pull down ladders, one fully boarded, the other partially boarded. Three double bedrooms and a fourth single, are all of good size with the bedrooms at the front taking full advantage of the wonderful views up to the Common. The family bathroom has a white suite, with separate toilet next door to it. Further benefits include gas central heating and double glazing throughout.

Outside

To the front are gravelled gardens with shrub borders and path to front door. Ample driveway parking to the side of the house for several vehicles which leads down to the detached garage. The rear gardens face west and are delightfully sunny, the patio to the immediate rear of the house sits above the gently sloping lawn, bark chipped play area and path leading down to the home office/studio which has bi fold doors, underfloor heating, electrical supply and a lovely decked seating area.

Location

Ash Road is a friendly street with a strong community feel. Amenities available within the vicinity include the well-regarded Gastrells School, Rodborough Community Primary School, the Kings Head public house and Aldi supermarket. A wider range of facilities are available in nearby Stroud, approximately a mile away, including an excellent range of state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure and sports centre and also a main line railway station with intercity services connecting with London (Paddington). Gloucester (8 miles), Cheltenham (12 miles), Cirencester (15 miles), Bristol (20 miles) and Junction 13 (M5 motorway) are all within easy driving distance.

Directions

From Stroud, take the A46 towards Nailsworth. Continue over the crossroads past 'B&Q' and take the second left at the bottom of the hill into Kitesnest Lane. Follow up the hill and take the first right onto Ash Road: the property can be found on the right towards the end of the road opposite the allotments.

Services

The property is freehold. Gas 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 and superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

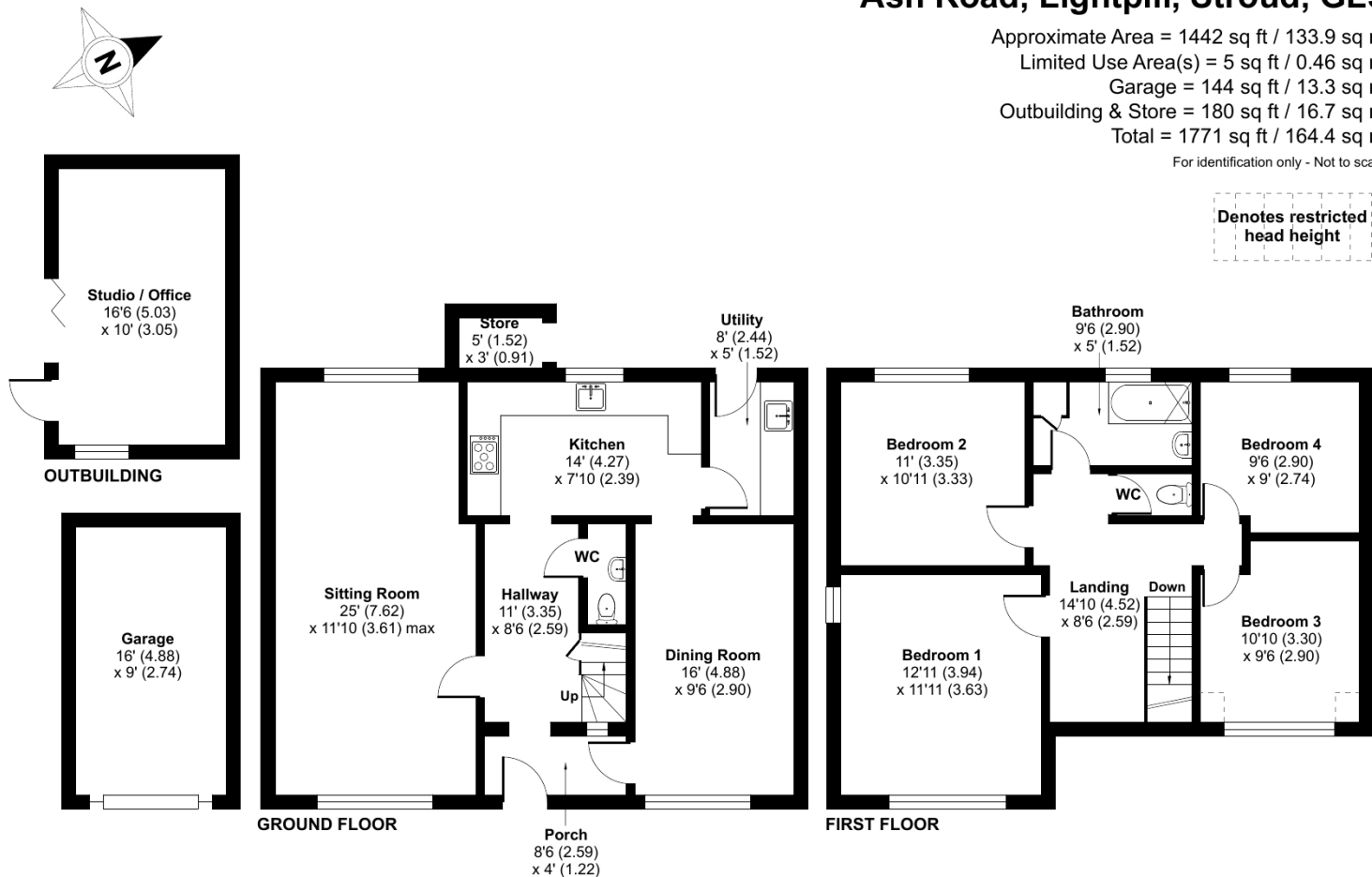
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



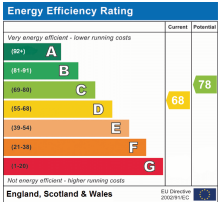
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Approximate Area = 1442 sq ft / 133.9 sq m
Limited Use Area(s) = 5 sq ft / 0.46 sq m
Garage = 144 sq ft / 13.3 sq m
Outbuilding & Store = 180 sq ft / 16.7 sq m
Total = 1771 sq ft / 164.4 sq m

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: 1196223



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.