



Millbrook House, Brimscombe, Stroud, Gloucestershire, GL5 2TB
Guide Price £590,000



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Millbrook House is a spacious and very well presented four bedroom family home located in popular Brimscombe with excellent countryside walks close by and easy access to Stroud Town with its local amenities and transport links. Well proportioned living accommodation is arranged over two floors and is complemented by off street parking for several cars, a car port, good size level lawn with views over the Mill Pond and access to the double garage which has planning permission (Ref S.19/2272/FUL) to be converted to a two storey annexe.

ENTRANCE HALLWAY, GROUND FLOOR WC, SUPERB 18'11 x 17'5 OPEN PLAN KITCHEN/DINING ROOM WITH AN ISLAND, FEATURE FIREPLACE AND CONTEMPORARY STYLE FITTED KITCHEN, SPACIOUS 17'5 x 14'10 SITTING ROOM WITH BI-FOLD DOORS LEADING TO THE PATIO AND REAR GARDEN, FIRST FLOOR LANDING, FOUR GOOD SIZE BEDROOMS WITH THE MASTER TO EN-SUITE AND A FAMILY BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, OFF STREET PARKING FOR TWO/THREE CARS, CAR PORT, FRONT AND LAWNED LEVEL REAR GARDEN, VIEWS OVER THE MILL POND, PATIO, DOUBLE GARAGE WITH PLANNING PERMISSION TO BE CONVERTED TO TWO STOREY ANNEXE (S.19/2272/FUL), POPULAR BRIMScombe LOCATION AND STROUD TOWN CENTRE CLOSE BY.

Viewing by appointment only

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

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Description

Cotswold Stone built family home which has been recently extended to create well proportioned living accommodation, there is further potential to create additional living space with the conversion of the double garage to create a two storey annexe overlooking the Mill Pond. The accommodation comprises, an entrance hallway with storage, ground floor WC and stairs to the first floor, superb open plan kitchen/dining room with a large island, contemporary style fitted kitchen with a tiled floor and feature stone open fireplace and a spacious 17'0 x 14'10 sitting room with bi-fold doors leading out to the patio and garden. The first floor offers a landing with loft access and doors to all other rooms, four good size bedrooms with the master to en-suite shower and with fitted wardrobes, and a separate family bathroom. Further benefits include gas central heating and double glazing.

Outside

The front of the property offers a driveway providing off street parking for two/three cars and leading to the enclosed front garden and entrance door. The car port gives access to the level lawned rear garden with a paved patio which connects the outside space to the inside and a further patio to the foot of the garden which is an ideal spot for alfresco dining. In addition to the good size gardens is a double garage with up and over doors and loft space above. The garage has planning permission (S.19/2272/FUL) to be converted to a two storey annexe comprising an open plan living/kitchen/dining area and shower room to the ground floor and a bedroom/study space to the first floor.

Location

Amenities in Brimscombe and at Brimscombe Corner include a general stores and a take away, at the bottom of Brimscombe Hill is The Ship Inn, and a good primary school just a little further up. Stroud town is approximately three miles distant. Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market 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

Leave Stroud via the A419 and proceed through Brimscombe. Turn left into Toadsmoor Road (signposted Eastcombe and Bussage) and Millbrook House can be found on the right hand side, just past the new contemporary houses on the left and as denoted by our for sale board.

Tenure

Freehold

Council Tax Band

Band = E

Services

The vendor has informed us that all mains services are connected.

Local Authority

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



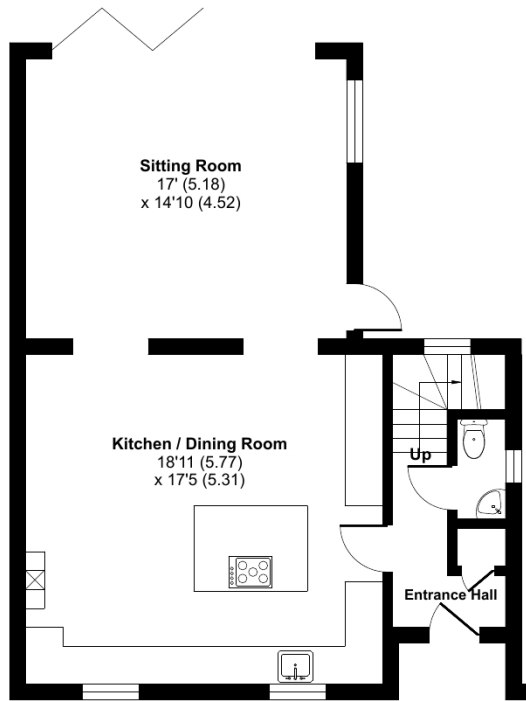
Millbrook House, Toadsmoor Road, Stroud, GL5

Approximate Area = 1316 sq ft / 122.2 sq m (exclude carport)

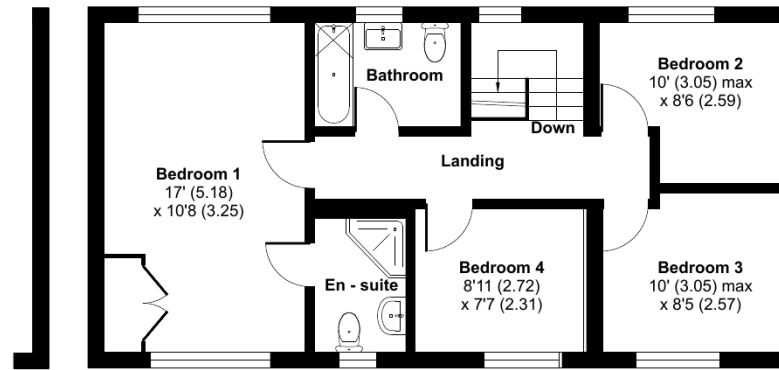
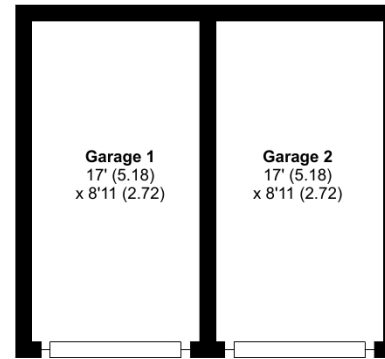
Garage = 302 sq ft / 28 sq m

Total = 1618 sq ft / 150.2 sq m

For identification only - Not to scale



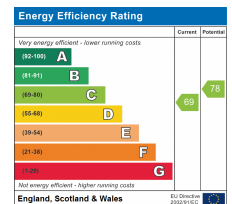
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1031230



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.