



1 Fairview Villas, Middle Leazes, Stroud, Gloucestershire, GL5 1LD

Guide Price £375,000

PETER JOY
Sales & Lettings



1 Fairview Villas, Middle Leazes, Stroud, Gloucestershire, GL5 1LD

An extended four bedroom end of terrace older style property situated at the end of a long path offering a private setting a short distance from Stroud with two reception rooms, large garden and views.

CHAIN FREE - ENTRANCE PORCH, DINING ROOM WITH WOODBURNER, SITTING ROOM WITH OPEN FIRE, FITTED KITCHEN, REAR PORCH/HALL, BATHROOM WITH SHOWER OVER THE BATH, LANDING WITH WINDOWS OVER AND STORAGE, TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE ON THE FIRST FLOOR, TWO FURTHER BEDROOMS ON THE SECOND FLOOR, CHARACTER FEATURES, GAS CENTRAL HEATING, DOUBLE GLAZING, REAR COURTYARD WITH PATIO SEATING AREA, LONG FRONT GARDEN WITH FEATURE POND, LAWN AND OUTBUILDING, VIEWS TO THE REAR, TOWN, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

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Description

An extended and well-proportioned end-of-terrace older style four bedroom period property situated at the end of private residents path below Middle Leazes a short distance from the town centre. At the same time, it's only a short walk to open countryside and e.g Swift Hill nature reserve, so it offers the best of both worlds – town and country. The Leazes offer a quiet setting and village-like community whilst still being a few minutes' walk to shops, the farmers' market, amenities and train station of Stroud. The ground floor comprises an entrance porch, dining room with woodburning stove and panelling, a sitting room with open fire and dado rail, a fitted kitchen with under unit lighting, a rear porch/hallway and the bathroom with shower over the bath. On the first floor is a landing with two windows over and some built in storage with two double bedrooms - both with built in storage and one with decorative panelling. The top floor is home to one bedroom with dormer window and built in wardrobe/cupboards and the main bedroom with clever built in dressing area into the dormer. Windows to the rear of the property enjoy an open aspect towards Uplands and beyond so is particularly enjoyed from the top bedrooms. The property benefits from gas central heating and double glazing with character features such as the fireplaces, retrofitted panelling and dado/picture rails. The current vendors have improved the property by rendering the house and landscaping the garden in recent years.

Outside

The interior is complemented by a long front garden accessed from the front porch and path down. The well thought out and unique garden has been landscaped to include a wooden built outbuilding with power and light, a wooded area with bridge over a water feature that goes into a nature pond as well as two areas of lawn. There is flexible room at the top of the garden for potential further landscaping or a home office/studio (subject to the usual building regulations and permissions). To the rear of the house is a courtyard mainly laid with patio with a pond and views over Uplands.

Location

The immediate area benefits from a playing field/play area, allotments, a corner shop, pubs and schools within walking distance, a theatre and country walks. Stroud town benefits from an award-winning weekly farmers market as well as a variety of local independent shops and stores, galleries and arts events, 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). Other towns are easily accessible and commutable: Cirencester (10 miles), Cheltenham (15 miles); Bristol and Bath (31 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 and take the next left into The Knoll. The access to Fairview Villas can be found at the bottom of the hill, we advise parking on the main road and walking down.

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



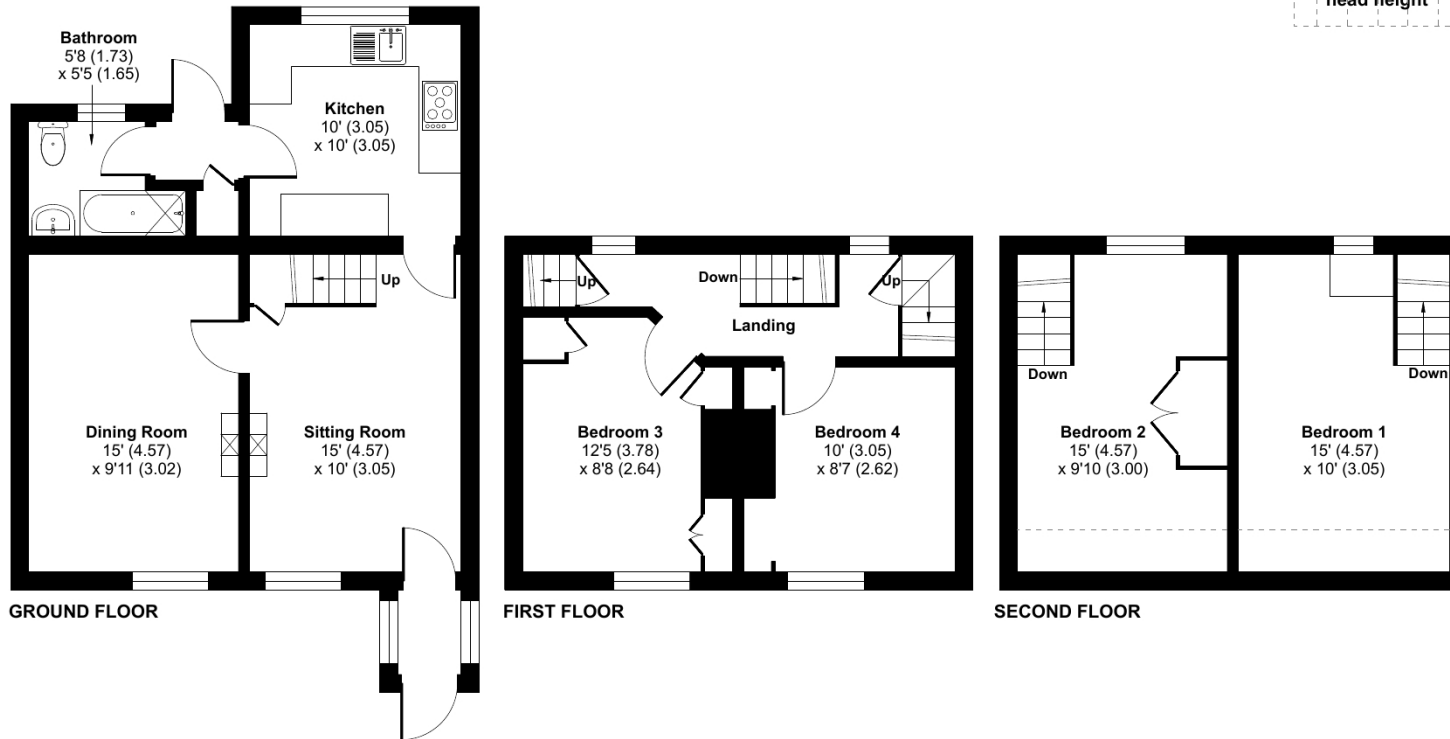
Fairview Villas, Middle Leazes, Stroud, GL5

Approximate Area = 1065 sq ft / 98.9 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Total = 1106 sq ft / 102.7 sq m

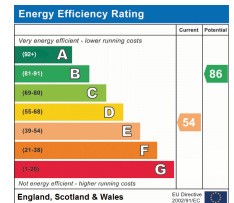
For identification only - Not to scale



Denotes restricted head height



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: 1044179



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.