



154 Slad Road, Stroud, Gloucestershire, GL5 1RH
£440,000

PETER JOY
Sales & Lettings



154 Slad Road, Stroud, Gloucestershire, GL5 1RH

A handsome end of terrace Victorian house within a level mile of the shops and amenities of Stroud town with a superb modern extension at the rear with three bedrooms, a wonderful open living space, a garage and garden and clever design touches and colour everywhere you look.

ENTRANCE HALL, A BRILLIANT LIVING SPACE WITH KITCHEN/DINING ROOM AND CONNECTING SITTING ROOM WITH BI FOLD DOORS THAT OPEN TO THE VIEW AND THE GARDEN, CLOAKROOM/W.C, THREE BEDROOMS, BATHROOM, SOUTH FACING REAR GARDEN, GARAGE/WORKSHOP.



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Take a classic Victorian house, add a clever, contemporary extension and some wonderful colour and you have one of the most interesting, inspiring houses we've had the pleasure of marketing this year. Set on the outskirts of Stroud on Slad Road, this four storey house is an absolute triumph and a must for your viewing list. The shops, amenities and train station of our lovely town are within a mile and countryside walks in the Slad valley just along the road. The original house has been sympathetically improved and then extended, with the addition of a sitting room at the rear of the property. This opens the property up at the rear, where the southerly aspect and views are, and creates a space that's ideal for the way we all live today.

An entrance hall and flexible room that you could use as either a bedroom or a reception room are on the ground floor. There's another bedroom and a bathroom above, on the first floor, with a double bedroom with a super view out over the Slad valley behind at the top of the house. The lower ground floor is where the magic happens - a first class living space, with kitchen/dining room and connecting garden room style sitting room. There's interest and detail everywhere here, from hand made tiles to bi-fold doors that open out onto the sun and the garden. There's lots of glass, making the very most of the light and there's also a cloakroom/W.c on this floor. You can probably tell that we've fallen hard for 154 Slad Road, and we think there's a strong chance you will too. Give us a call and we'll book you an appointment to look around.



Outside

Outside you'll find a garden and a garage/workshop. The garden is at the rear, on the sunny southerly side of the house, and there is a view across the valley here. Bi-fold doors open at the rear, and steps leads down to the terraced garden. The first tier is paved - the perfect sitting spot, with a level lawn area below. There is another area of garden below this, with the garage below. This has been divided to provide a workshop space at the rear, There is a pedestrian right of way across the garden for the benefit of the neighbouring houses, but this is rarely used, as everyone has access from the lane below.

Location

It's with good reason that Stroud was voted 'Best place to live in the UK 2021' by The Sunday Times. Sitting at the point at which five valleys converge, and surrounded by rolling hills within the Cotswold Area of Outstanding Natural Beauty, Stroud is a small town with a huge heart, which has captured the imagination of many over the years. There's plenty to see and do - Stroud has a great variety of shops, cafes, pubs and amenities, including a busy leisure centre, library, museum and award-winning weekly farmers' market. Many of Stroud's shops are independent and family-run. More recent development has seen the relaunch of the Five Valleys shopping centre and the town also has a cinema, ten-pin bowling and a central gym. Stroud has a proud, thriving local community, one steeped in music, art, creativity and environmental issues. There is a wealth of countryside on the doorstep, including three beautiful commons, as well as walks along the historic canal and River Frome. Parents can take their pick from a range of good schools, including a comprehensive and two grammar schools, and there is also a college of further and higher education. Stroud is also superbly placed for access to the M5 and has a direct line train service to London.

Directions

From Stroud take the B4070 Slad Road. Continue past the park and the turnings for Springfield Road, Sycamore Drive and Peghouse Rise on your left. The house will then be found on the right.

Property Information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast broadband, 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

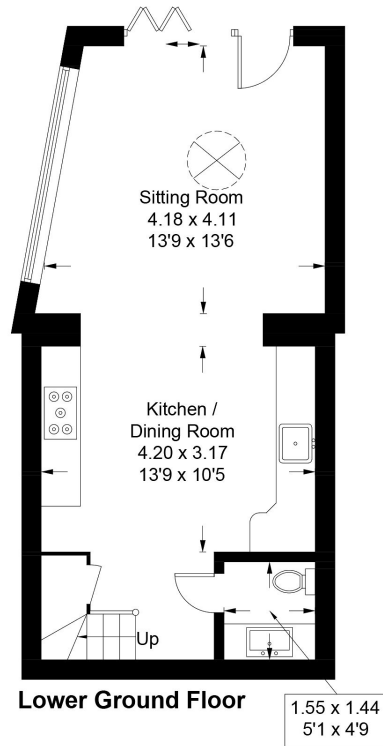


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Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft

Garage = 17.2 sq m / 185 sq ft

Total = 116.3 sq m / 1252 sq ft



= Reduced headroom below 1.5m / 5'0

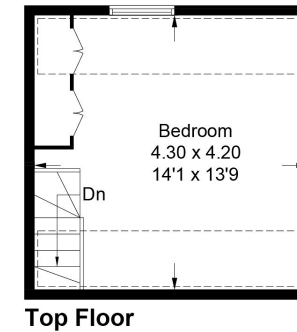
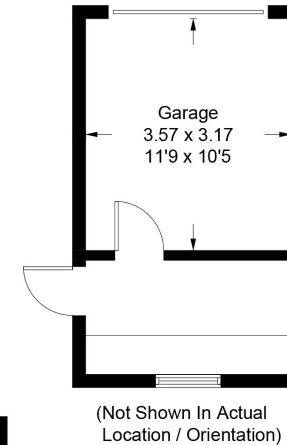
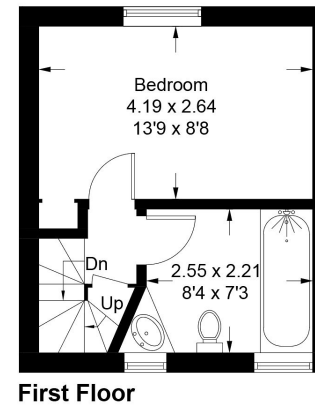
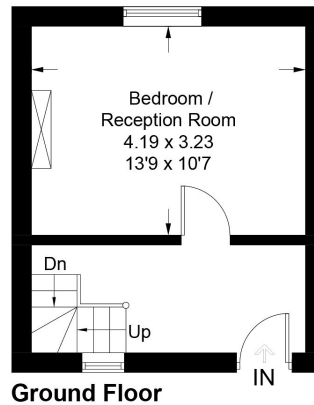
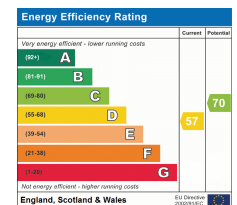


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251903)



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.