



2 Paganhill Lane, Stroud, Gloucestershire, GL5 4JY  
Guide Price £450,000

**PETER JOY**  
Sales & Lettings



## 2 Paganhill Lane, Stroud, Gloucestershire, GL5 4JY

Offer to market chain free. A three-bedroom detached bungalow set in a quiet cul-de-sac just off Paganhill Lane. This well-presented home sits on a generous 0.21-acre plot and offers spacious, single-level living. Features include a good-sized garden, off-road parking, a garage, and well-proportioned accommodation throughout.

ENTRANCE PORCH/CONSERVATORY, SITTING ROOM, CONSERVATORY, DINING ROOM, KITCHEN WITH ACCESS TO THE REAR GARDEN, THREE BEDROOMS, FAMILY BATHROOM, POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION, OFF ROAD PARKING, GARAGE, CARPORT, SAT IN A TOTAL PLOT SIZE OF 0.21 OF AN ACRE, CHAIN FREE

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

Situated off Paganhill Lane in a quiet cul-de-sac, this three-bedroom detached bungalow offers excellent potential for someone looking to put their own stamp on a home. The property is well-positioned and within easy reach of local amenities and commuter links and sits on a generous 0.21-acre plot with a garage and off-road parking. The property opens into a porch/conservatory, leading through to the hallway. The sitting room enjoys front-aspect views, with access to both the conservatory and the dining room. The kitchen is fitted with a range of wall and base units, along with a mix of freestanding and built-in appliances and provides direct access to the rear garden. The bungalow comprises three bedrooms and a family bathroom. Additionally, the loft space has been boarded out and offer the potential to convert to another room subject to necessary planning permission.

### Outside

The gardens are a charming feature of the property. At the front, there is electric gated access, providing ample off-road parking, as well as access to the garage and carport. The rest of the front garden is laid to lawn with a patio area and seating area. The rear garden is laid to lawn and features mature shrubs and fruit trees. You will also notice three storage areas located behind the garage.

### 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. Continue down Paganhill Lane for a short distance and you will note a turning on your left. Turn Left into Hillfield and the property can be found on your left hand side denoted buy a Peter Joy for sale sign.

### Property information

The property is freehold and has gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services include standard and superfast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

### Agents note

The property is unregistered and a probate application hasn't yet been granted

### Local Authority

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



## 2 Pagenhill Lane, GL5 4JY

Approximate Gross Internal Area = 107.3 sq m / 1155 sq ft

Garage = 18.8 sq m / 202 sq ft

Total = 126.1 sq m / 1357 sq ft

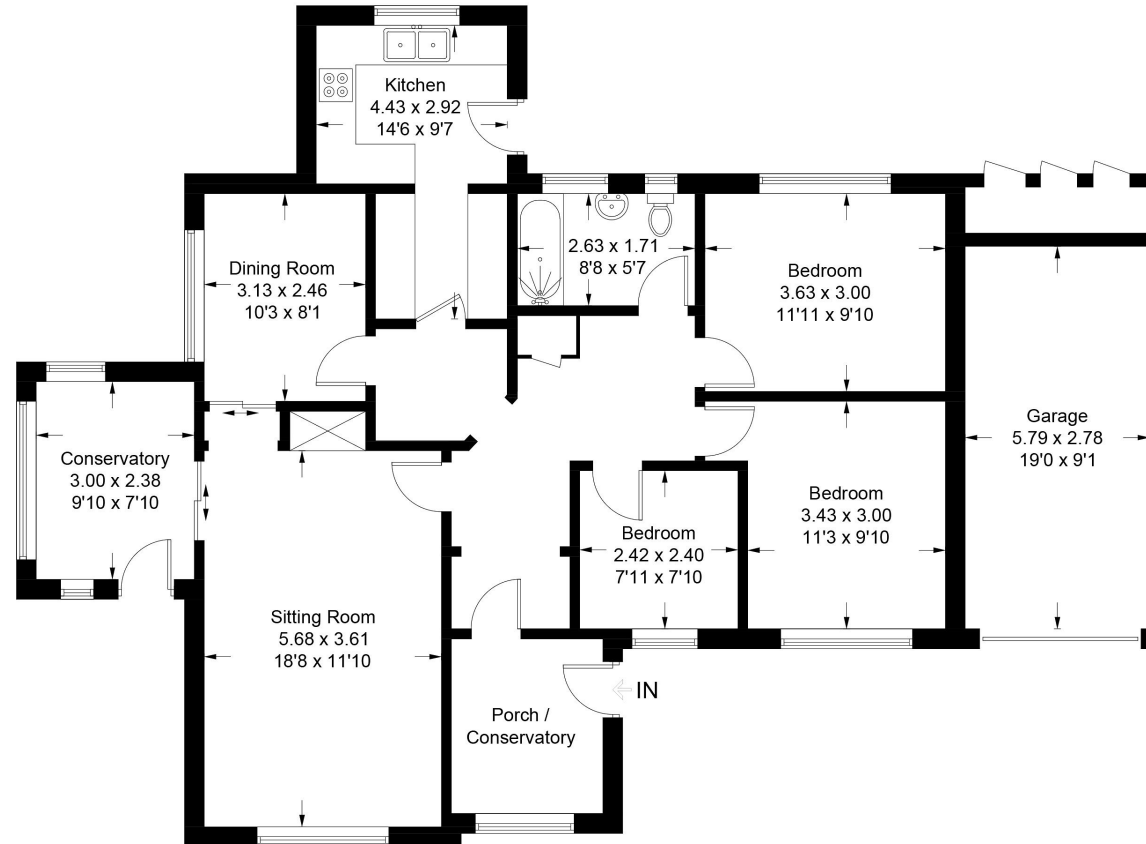


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1250810)

| Energy Efficiency Rating                    |                   |
|---------------------------------------------|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92-100) <b>A</b>                           |                   |
| (81-91) <b>B</b>                            |                   |
| (69-80) <b>C</b>                            |                   |
| (55-68) <b>D</b>                            |                   |
| (39-54) <b>E</b>                            |                   |
| (27-38) <b>F</b>                            |                   |
| (1-26) <b>G</b>                             |                   |
| Not energy efficient - higher running costs |                   |
| England, Scotland & Wales                   |                   |
| EU Directive 2002/91/EC                     |                   |

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.