



1 Henley Villas, Uplands Road, Stroud, Gloucestershire, GL5 1UH
Price Guide £500,000

PETER JOY
Sales & Lettings



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A handsome extended semi detached Victorian Villa situated on a community focused private road on the edge of Stroud with a light sitting room with a bay window, 21' kitchen/dining room, three/four bedrooms, a garage and an established rear garden offered to the market with no onward chain (Draft details)

ENTRANCE HALL, CLOAKROOM/W.C, SITTING ROOM WITH BAY WINDOW AND FIREPLACE, 21' KITCHEN/FAMILY ROOM, BATHROOM, TWO FIRST FLOOR BEDROOMS, TWO CONNECTING SECOND FLOOR BEDROOMS, GARAGE EN BLOC, PARKING SPACE ON THE PRIVATE ROAD IN FRONT OF THE HOUSE AND AN ESTABLISHED REAR GARDEN.

Viewing by appointment only

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

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Description

1 Henley Villas is a great example of an extended three bedroom semi-detached character property situated on Uplands Road, a private road on the edge of Stroud. This location allows for easy access to the shops, amenities and train station of Stroud with country walks just up the hill. This is a handsome Victorian house, with a high front gable and some very attractive detailing to the front elevation. Constructed using traditional methods under a pitched tile roof the well-proportioned accommodation is arranged over three floors. The current owners have improved the original space during their ownership, extending the property to create a sociable kitchen/family space that is so integral to the way we live now.

The accommodation is arranged over three floors. An entrance hall, cloakroom W/C, a light, airy south facing sitting room with fireplace and a bay window and the kitchen/dining room are on the ground floor. The latter measures 21', with plenty of space for a good dining table, and a door out to the rear garden. A landing, two bedrooms and a bathroom are on the first floor, with two connecting bedrooms at the top of the house, on the second floor. The current owners use the walk through room on this level as a study. The house is tastefully decorated, and there is a real sense of light and space as you walk through. There's no onward chain - another good reason to book an appointment to view today.



Outside

The property benefits from a garage and an established rear garden. The garage is across the road, en bloc, and the owners reserve a parking space in front of the house as the road is private. The rear garden is terraced, with steps up from the kitchen door. There is a gravelled seating area with a planted border to the side, and a lawn beyond. A brick pavior path leads through the garden to the top of the garden. There is another seating area here with space for a table and chairs and a useful shed to the side. The property also has use of the orchard garden behind which is owned by the Stroud Community Land Trust.

Location

Uplands Road is a private road on the outskirts of Stroud, just below the Uplands area. Uplands benefits from a well-established primary school, All Saints church, nearby allotments, convenience stores, a playing field, twoparks and outstanding countryside walks in nearby Slad. Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, 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), Swindon (25 miles), Bristol and Bath (25 miles) are all within comfortable driving distance.



Directions

From Stroud take the B4070 Slad Road. Pass the turning for Folly Lane/Birches Drive on your left and continue past the park, also on the left. Turn left before the Fountain pub, and then left again into Uplands Road. The property can be found some way along on the right hand side.

Property Information

The property is freehold. Mains electricity, water and drainage are connected to the house. 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 superfast. You should have mobile voice calling and data service from Three, voice calling service from O2 and Vodafone, but limited service from EE. Data service from EE, O2 and Vodafone may be limited.

Local Authority

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

Approximate Gross Internal Area 1375 sq ft - 128 sq m

Ground Floor Area 482 sq ft – 45 sq m

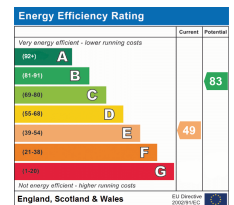
First Floor Area 431 sq ft – 40 sq m

Second Floor Area 341 sq ft – 32 sq m

Garage Area 121 sq ft – 11 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.