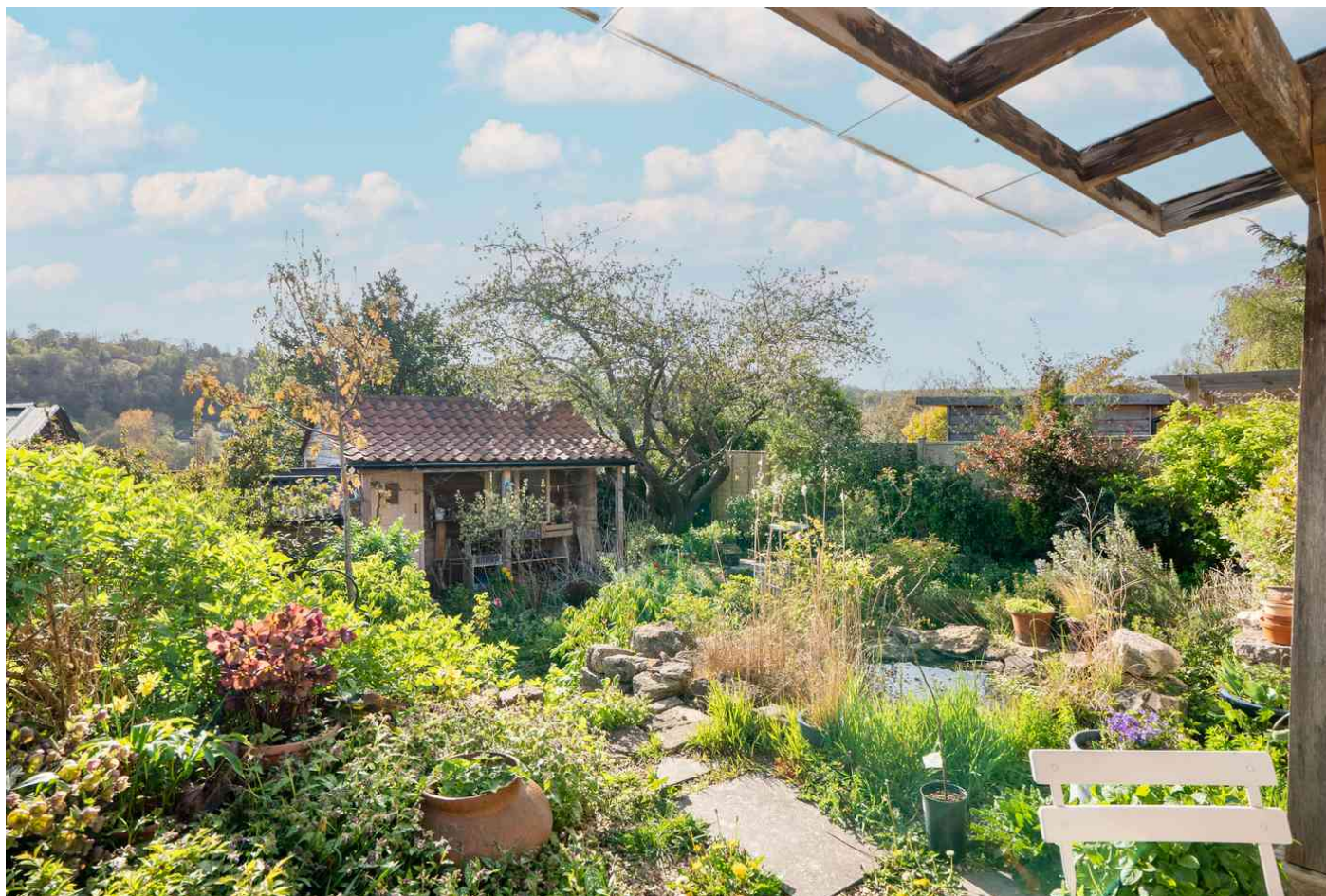




144 Thrupp Lane, Thrupp, Stroud, Gloucestershire, GL5 2EQ  
£395,000

**PETER JOY**  
Sales & Lettings





## 144 Thrupp Lane, Thrupp, Stroud, Gloucestershire, GL5 2EQ

A characterful extended attached Cotswold stone property tucked away from passing traffic at ever popular Thrupp Lane with two bedrooms, a 21' kitchen/dining room and a lovely sunny garden with a super view over the Golden Valley.

ENTRANCE HALL/UTILITY ROOM, 21' KITCHEN/DINING ROOM, SITTING ROOM WITH FIREPLACE AND PANELLED WINDOW SEAT, BATHROOM, TWO BEDROOMS AND AN ESTABLISHED SUNNY GARDEN WITH A DETACHED OUTBUILDING/STUDIO

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

We're delighted to offer this characterful period home set away from passing traffic in ever popular Thrupp Lane, with a superb view out over the Golden Valley at the rear. This location enjoys a thriving local community, and isn't far from the shops and amenities of Stroud, yet still has country and canal-side walks within easy reach. The original part of the property is hundreds of years old, built using traditional methods from Cotswold stone. The previous owner saw the potential of the site, and set about sympathetically extending the property to make the most of the location and aspect. The resulting property really does offer the best of both worlds - original character charm, combined with a super 21' kitchen/dining room that is perfect for the way we live today, with accommodation arranged over three floors.

You enter via the entrance hall/utility room. This leads into the kitchen/dining room - a first rate living space with vaulted ceiling and plenty of space to cook, eat, entertain and relax. A bathroom and a sitting room with cut stone fireplace and panelled window seat are also on the ground floor. A staircase leads up from this room to the first floor landing, with a bedroom on this level. There is another bedroom at the top of the house, on the second floor. The house has a lovely feel to it, and the windows at the front take in the lovely outlook over the Golden Valley.

### Outside

The character and charm of the interior is echoed externally, where the current owners have created a wonderful garden. This is on the sunny side of the property and enjoys a super outlook over the Golden Valley to fields and countryside. There is a sitting area immediately by the house with a veranda over. The garden is beyond this - a colourful, established space carefully stocked with a variety of plants and shrubs. There is a pond in the centre of the plot, with a path that leads to the bottom of the garden, with a good shed and a useful outbuilding/studio sited here. The garden has clearly been a real labour of love, and there are several more seating areas dotted around from which to enjoy the sunny aspect and the view.

### Location

Thrupp is a popular area just over a mile East of Stroud on the sunny side of the Golden Valley. The Long Table, Stroud Brewery, The Ship Inn and Studio 18 are close by, and are all superb community spaces, with well regarded Thrupp primary school just up the road. Stroud's shops and amenities are within easy reach, with canal side walks at the bottom of the hill and some wonderful countryside just up the lane at The Heavens. As such, the property enjoys the advantages of being equidistant between open countryside and the lively town of Stroud, which offers a wide range of shops, supermarkets, schools and colleges and leisure facilities. Stroud Railway Station provides a main-line service to Gloucester and London. Junctions of the M4 and M5 Motorway are also within easy driving distance.

### Directions

Leave Stroud via the A419 London Road towards Cirencester. Pass the traffic lights and turn left into Thrupp Lane. Continue up the lane, bearing round to the right. Continue, passing the school and then Yew Tree Way, both on the left. The property can then be found a short way along on the right, before the junction with Brewery Lane, set off the road. Walk past the door of 142 Thrupp Lane to find the property.

### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

### Agents note

The property benefits from a pedestrian right of way across neighbouring 142 Thrupp Lane.

### Local Authority

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



## 144 Thrupp Lane, Stroud, GL52EQ

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft  
 Outbuilding = 7.8 sq m / 84 sq ft  
 Total = 95.3 sq m / 1026 sq ft

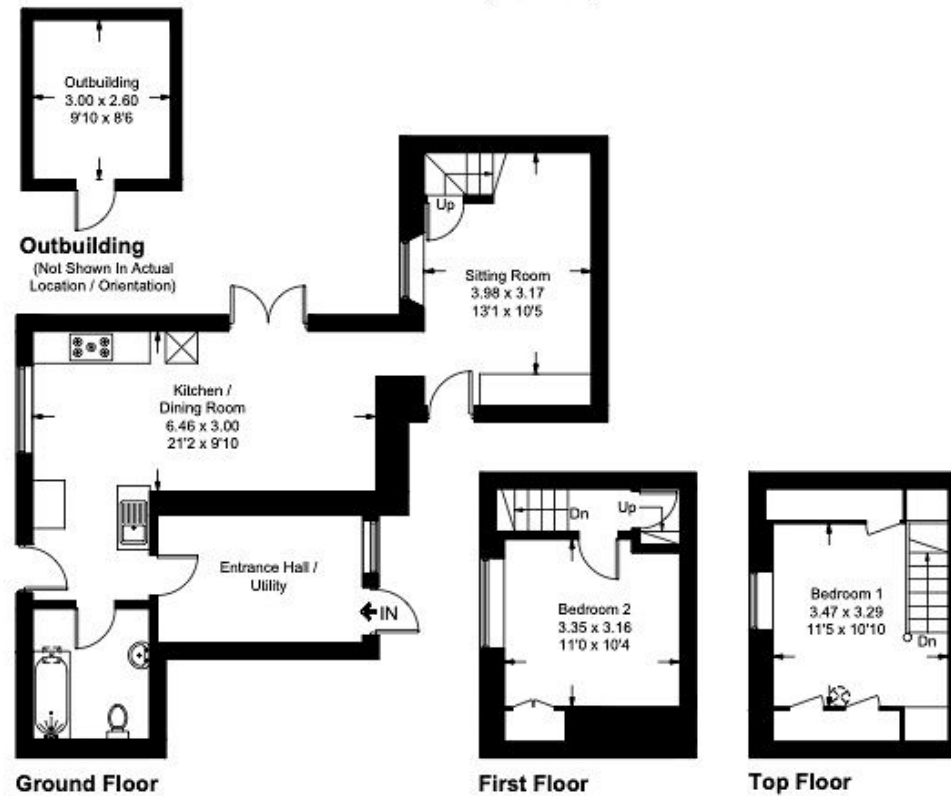


Illustration for identification purposes only. measurements are approximate,  
 not to scale. Fourlabs.co © (ID1192851)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92+)	81
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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.