



7 Springfield Terrace, Foxmoor Lane, Ebley, Gloucestershire, GL5 4QJ
£285,000



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A pretty end of terrace Victorian cottage set away from passing traffic at Ebley with a sitting room with fireplace and wood burning stove, connecting dining room, two bedrooms, a level garden and parking

GLAZED PORCH, SITTING ROOM WITH WOOD BURNING STOVE, CONNECTING DINING ROOM, KITCHEN, BATHROOM, TWO BEDROOMS, LEVEL FRONT GARDEN AND PARKING



Viewing by appointment only

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

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Description

Here's a pretty end of terrace property a couple of miles West of Stroud at Ebley. 7 Springfield Terrace is set up a private road off Foxmoor Lane and so is well placed for the area's amenities, yet set away from passing traffic. The property was built in the late Victorian period, circa 1890, using traditional methods from red brick under a pitched roof, and has been a happy home for the current owners for a few years now. They have improved the space during their time here, creating a welcoming, comfortable character home with accommodation arranged over two floors. A timber and glass porch leads through to the sitting room. The fireplace is a real focal point here, with wood burning stove and exposed red brick arch over, and an attractive stripped pine cupboard to the side. This room connects with the dining room, with useful understairs storage, with the kitchen at the rear of the house. A staircase leads up from the dining room to the first floor, with a landing, bathroom and two bedrooms on this floor. The larger of these bedrooms has plenty of built in storage and a lovely view over the garden to Selsley Common. There is also a large attic with plenty of storage. A super house, and a must for your viewing list in our opinion.

Outside

The property benefits from a good level cottage garden and parking, with a small courtyard at the rear. The parking is at the front of the plot, with room to park two vehicles. A gate then leads into the pretty garden. This is level, with a sweeping gravel path that leads to the front door and a paved terrace. An established planted border is the right of the path, with a level lawn to the left. This is edged with a row of mature apple tree espaliers in keeping with the Victorian era and there are raised beds ideal for growing vegetables and soft fruits. The garden enjoys a south facing aspect with plenty of sun on a nice day. A side access leads around to the back of the house and the courtyard.

Location

Ebley benefits from a local convenience store, a well-established primary school, a church, a park, children's soft play, a gym, hairdressers, a wine bar and of course the canal itself. Nearby Cashes Green benefits from a couple of local convenience stores, two well-established primary schools, nearby pubs, hairdressers as well as takeaway food options. Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, 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) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud, take Cainscross Road for approximately one mile and continue straight over the roundabout onto Westward Road. Continue for approximately 0.75 miles, then turn right into the private road after the Italian restaurant, but before Foxmoor Lane. Follow this road around to the left, and the house will be found some way along on the right. PLEASE NOTE - this road continues around and joins Foxmoor Lane but the drive at that end is steep and narrow, so please follow these directions in the first instance.

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 ultrafast. Mobile voice and data services should be available from all major networks, although service may be limited in the house.

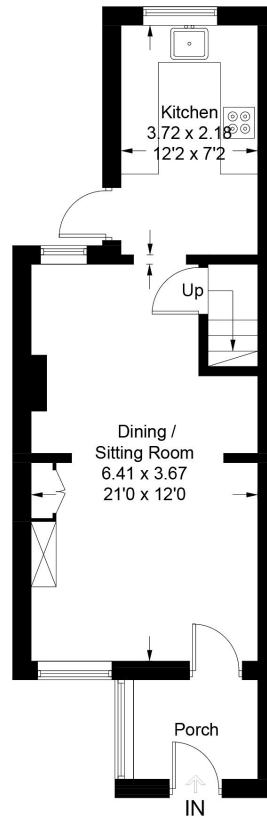
Local Authority

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

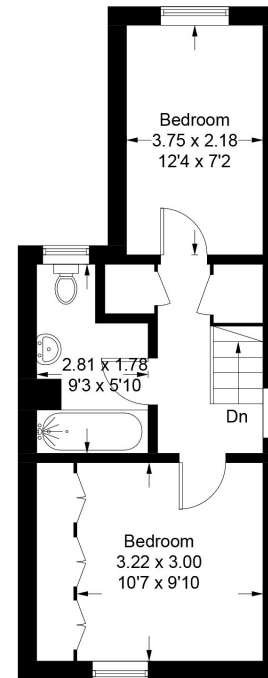


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Approximate Gross Internal Area = 67.9 sq m / 731 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275928)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+)	80
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	45
(39-54)	
E	
(27-38)	F
G	
(1-26)	
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.