



57 Shepherds Croft, Uplands, Stroud, Gloucestershire, GL5 1US
Guide Price £350,000

PETER JOY
Sales & Lettings



57 Shepherds Croft, Uplands, Stroud, Gloucestershire, GL5 1US

Spacious four bedroom semi-detached family home set in an elevated position just above Stroud with fantastic views and a sunny South-westerly aspect. An entrance porch, spacious sitting room, open plan kitchen/dining room, conservatory/lean to, four bedrooms and a family bathroom are complemented by mature gardens and a garage with potential for conversion to create additional living space.

ENTRANCE PORCH, SITTING ROOM WITH STAIRS LEADING TO THE FIRST FLOOR, OPEN KITCHEN/DINING ROOM WITH A FITTED KITCHEN, CONSERVATORY/LEAN TO WITH REAR ACCESS, FIRST FLOOR LANDING, FOUR GENEROUS BEDROOMS WITH VIEWS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, LOVELY ELEVATED POSITION, MATURE GARDENS WITH A TERRACE TO THE FRONT, GOOD SIZE REAR GARDEN WITH A DRIVEWAY PROVIDING OFF STREET PARKING, GARAGE WITH POTENTIAL FOR CONVERSION AND AN INSPECTION PIT AND BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Viewing by appointment only

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

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Description

57 Shepherds Croft is a lovely family home set in a superb position with potential for further development (subject to the usual planning permissions and consents) to create additional living space. The accommodation, which is arranged over two floors comprises, an entrance porch leading to a spacious sitting room with stairs leading to the first floor and views to the front, an open plan kitchen /dining room with a fitted kitchen and a lean to/conservatory which overlooks the rear garden. The first floor offers a landing with doors to all other rooms, loft access and four good size bedrooms with the master bedroom being a generous double with a triple aspect that's takes in the views and a family bathroom. Further benefits include gas central heating, double glazing and being offered with no onward chain.

Outside

Steps lead up to the entrance porch and the paved front garden which is the ideal sitting spot to sit and take in the lovely sunny south-westerly facing views across Stroud. The rear garden is laid to paviers and decorative slate chippings and an array of shrubs and plants. There is a shed to the foot of the garden which is excellent storage and gated access to the off street parking and garage with an up and over door. The garage has potential for conversion to additional living accommodation subject to the usual planning consents and permissions.

Location

Uplands is a popular residential area just a short walk from the town centre and with delightful countryside walks on your door step. The Slad Road, which cuts through the heart of the area, takes you in a few minutes into the heart of Stroud town or, the other way, to the breath-taking beauty of the Slad Valley. Although set right on the edge of the town, Uplands has its own strong community identity – with a well-established primary school, handsome stone church, post office, convenience stores, pub and elderly day care centre. Uplands also has a lovely playing field with allotments and a park. Stroud's industrial past is evinced by the Slad Brook, which tumbles and rushes its way through Uplands, past Slad Mill, converted into flats, and the site of what was Little Mill, now modern housing. The nearby town of Stroud has a full range of amenities, including a leisure centre, cinema, library, museum, hospital and many shops and eateries. The town also hosts an award-winning weekly farmers' market and is on the direct train line to London. For those seeking to get away from it all, there are beautiful countryside walks and a tiny, charming pub in nearby Slad, the Cotswold village immortalised by Laurie Lee in his famous book Cider With Rosie. Uplands is also well positioned for easy access to Cirencester, Cheltenham, Swindon, Bristol and Bath.



Directions

From Stroud take the B4070 Slad Road, turn left into Birches Drive which turns into Folly Lane. Continue up the hill for around 0.5 miles going past the convenience store on the right and then through the traffic calming. Take the right hand turn into Shepherds Croft off of Peghouse Rise and the property can be found on the corner of Briar Close on the right hand side.

Tenure

Freehold

Council Tax

Band = C

Service

The vendor has informed us that all mains services are connected.

Local Authority

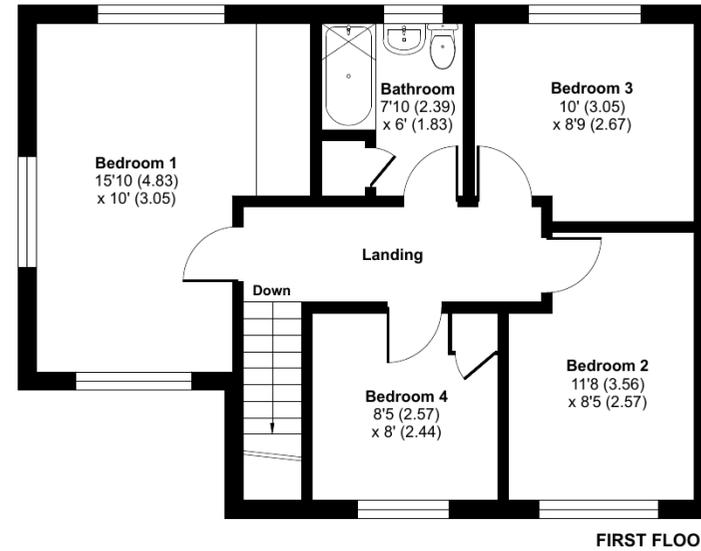
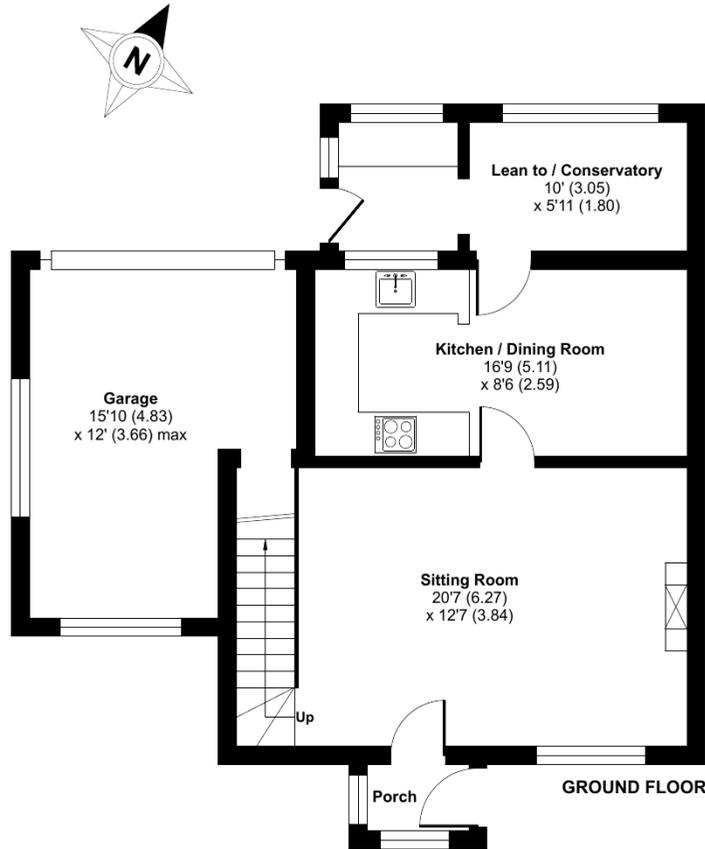
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



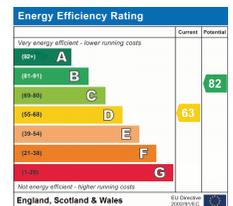
Shepherds Croft, Stroud, GL5

Approximate Area = 1304 sq ft / 121.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1043833



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.