



22 Barrowfield Road, Farmhill, Stroud, Gloucestershire, GL5 4DF  
£395,000

**PETER JOY**  
Sales & Lettings



## 22 Barrowfield Road, Farmhill, Stroud, Gloucestershire, GL5 4DF

An extended detached house in a popular residential road just below Whiteshill village with three bedrooms, a 17' kitchen/dining room, 23' sitting room, integral garage and a large rear garden offered to the market with no onward chain (Draft details)

ENTRANCE HALL, 23' SITTING ROOM WITH GLAZED DOORS TO THE REAR, 17' KITCHEN/DINING ROOM, CLOAKROOM/W,C, UTILITY ROOM, THREE BEDROOMS, SHOWER ROOM, GARAGE, PARKING, GOOD REAR GARDEN, 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

22 Barrowfield Road is an extended detached house in a good position within this popular residential road. Whiteshill village is just up the hill, with a pub, primary school and community run shop here, with Stroud town within easy reach and country walks across the road. The property is built using traditional methods and has been extended in the past. This addition has increased the size of the kitchen, so there is now plenty of room for a dining table in this space, making a sociable kitchen/living area. In addition to this, there is an entrance hall, utility room, cloakroom/w.c and a lovely 23' sitting room with glazed doors that open onto the garden at the rear on the ground floor. A staircase leads up from the hall, with a landing, three bedrooms and a shower room on this level. There is a good view from the front bedroom between the houses over the road, and the property is available with no onward chain.

#### Outside

The property benefits from parking, an integral garage and a large rear garden. There is a drive to the front of the house, with a gravelled area to the side. The integral garage is beyond this, with an up and over door, and this measures 16' x 9'. There is a lawned area at the front too, with a gated side access at the side of the house that leads around to the rear. The majority of the garden is here, with a good paved area immediately behind the house with glazed doors that open from the sitting room. A useful brick built shed is sited here too, with steps up to another paved area and a large level lawn. This is enclosed with fencing, with a path leading to the top of the plot.



#### Location

The property is situated just below the village of Whiteshill, which stands right on the edge of the Cotswold escarpment. Unlike many villages in the area, Whiteshill did not grow up around a medieval heart, but started as clusters of cottages which were built around the springs or wells dotted around the hillside. It has a very vibrant community with a volunteer-run village shop, playing fields, a church, village hall, scout hut, school and The Star Inn at the heart of the modern-day community. There are some beautiful rambles to enjoy, including the Diamond Jubilee Circular Walk, which links Whiteshill and Ruscombe, following ancient pathways through fields and woodland. The village is close to Stroud, which has a direct train link to London and an award-winning farmers' market, while Gloucester and Cheltenham are both within comfortable driving distance.

#### Directions

Leave Stroud via the A419 Cainscross Road. At the Cainscross roundabout take the third exit signposted Paganhill. At the mini roundabout take the first exit and proceed up the hill signposted Whiteshill. Take the 6th turning on the right into Barrowfield Road, bear left and number 22 can be found a little way along on the right as identified by our For Sale Board.

#### Property Information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. 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.

#### Local Authority

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



# Barrowfield Road, Stroud, GL5

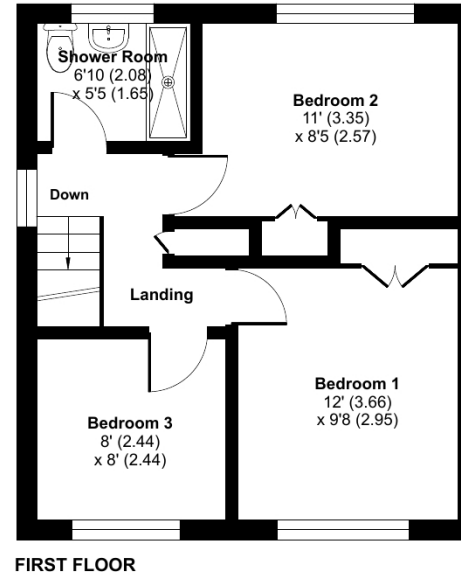
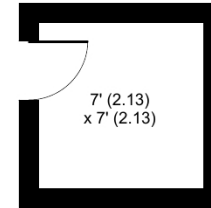
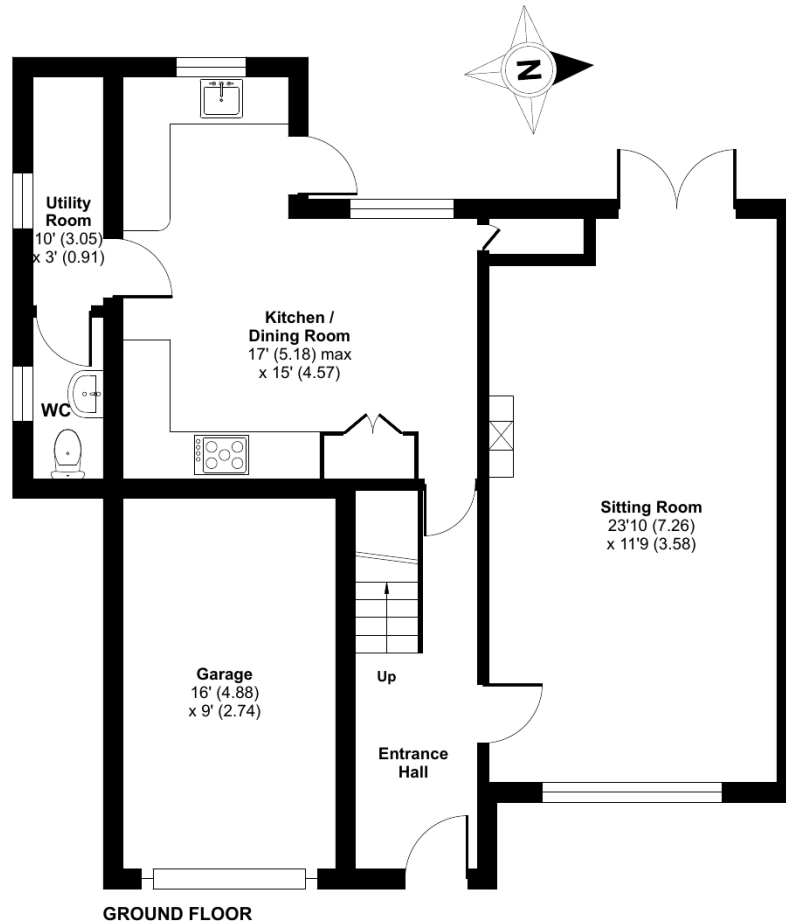
Approximate Area = 1034 sq ft / 96 sq m

Garage = 141 sq ft / 13 sq m

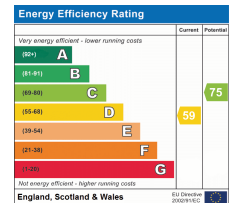
Outbuilding = 49 sq ft / 4.5 sq m

Total = 1224 sq ft / 113.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1182396



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.