



2 Glenroy Villas, Uplands Road, Stroud, Gloucestershire, GL5 1UF  
Price guide £550,000

**PETER JOY**  
Sales & Lettings



## 2 Glenroy Villas, Uplands Road, Stroud, Gloucestershire, GL5 1UF

A handsome three storey semi detached Victorian Villa situated on a community focused private road on the edge of Stroud with a 15' sitting room with bay window, connecting 15' dining room, four bedrooms, a garage and parking and a private, sunny rear garden.

ENTRANCE HALL, 15' SITTING ROOM WITH FIREPLACE AND BAY WINDOW, CONNECTING 15' DINING ROOM, KITCHEN, 18' PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE AND PARKING, PRIVATE, SUNNY REAR GARDEN.



Viewing by appointment only

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

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#### Description

2 Glenroy Villas is a substantial semi detached character home situated on Uplands Road, a private no through road on the edge of Stroud. This location allows for easy access to the shops, amenities and train station and is very much part of the inclusive, creative community of our wonderful town.

This is a handsome Victorian house, with an imposing facade and some very attractive detailing to the front elevation. It is constructed from red brick using traditional methods, and has been the subject of improvement by the current owners. They have fitted new windows, installed solar panels and have removed the wall between the sitting room and dining room, creating a first class open living space. An entrance hall, 15' sitting room with bay window and fireplace, connecting 15' dining room with glazed double doors that open onto the garden are on the ground floor. A landing, three bedrooms and a large bathroom are on the first floor, with an 18' principal bedroom with en suite shower room at the top of the house. The property is full of light, and the windows at the front take in a view over the chimney pots of Slad Road and Lansdown. A welcoming home, with character and interest everywhere you look - a must view in our opinion.

#### Outside

Outside you'll find a garage, parking, and a private, sunny garden. Steps lead up to the front door past a paved front courtyard with a view over the chimney pots of Stroud. The majority of the garden is at the rear of the house, which can be accessed from the house or from the rear. Glazed double doors open from the dining room onto this area, connecting the inside with the outside. The rear garden is terraced and arranged as two main areas. The first space is paved, with an outdoor kitchen - the perfect space to relax, eat and entertain. Steps then lead up to a level lawn, with the garage/workshop, with solar panels installed on the roof and the parking space at the top of the plot, accessed from Springfield Road. Borders stocked with a variety of established planting edge the garden, with pretty Uplands church as a backdrop.

#### 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 a little way along on the right hand side.

#### Property information

The property is freehold. Mains electricity, water and drainage are connected to the house and the owner has installed solar panels. 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 good mobile voice calling and data service from all major providers.

#### Local Authority

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



**Approximate Gross Internal Area 1248 sq ft - 116 sq m  
(Excluding Garage)**

Ground Floor Area 508 sq ft - 47 sq m

First Floor Area 419 sq ft - 39 sq m

Second Floor Area 321 sq ft - 30 sq m

Garage Area 479 sq ft - 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.