



The Old Post Office, 85 Bowbridge Lane, Stroud, Gloucestershire, GL5 2JH  
Guide Price £450,000

**PETER JOY**  
Sales & Lettings





## The Old Post Office, 85 Bowbridge Lane, Stroud, Gloucestershire, GL5 2JH

Beautifully presented character cottage dating back to the 1700's with generous accommodation arranged over four floors, stunning mature gardens can be found to the rear with lovely countryside views towards The Heavens. The property retains excellent access to Stroud Town centre and all its amenities, independent shops and transport links, specifically the direct line into London Paddington.

ENTRANCE HALLWAY, STORAGE CUPBOARD, 19'3 x 15'2 SITTING ROOM, 14'2 x 11'10 CELLAR. FANTASTIC KITCHEN/DINING/FAMILY ROOM WITH CONTEMPORARY STYLE FITTED KITCHEN, CONSERVATORY, LANDING, THREE EXCELLENT SIZE BEDROOMS OVER TWO FLOORS WITH THE MASTER TO EN SUITE, FAMILY BATHROOM, VIEWS TO THE REAR, FITTED CUPBOARDS, GAS CENTRAL HEATING, DOUBLE GLAZING, DELIGHTFUL COUNTRYSIDE VIEWS TO THE REAR AND A BEAUTIFULL REAR GARDEN WITH STORAGE, CANAL CLOSE BY CENTRAL LOCATION  
[Viewing by appointment only](#)

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

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### Description

Generous and beautifully presented accommodation which comprises, an entrance hallway with excellent storage and leading to the spacious sitting room with feature fireplace and exposed beams and Cotswold Stone, stairs down to a 14'2 x 11'10 cellar, fantastic 30'1 x 9'3 kitchen/dining/family room with a stylish contemporary style fitted kitchen which overlooks the lovely garden and leads to useful conservatory. The first and seconds floors offer a landing, three good size bedrooms with the master to an en-suite shower room, fitted wardrobes and views up to The Heavens via the large picture window and a family bathroom, again with exposed Cotswold Stone and beams. Further benefits include gas central heating, double glazing and period features throughout.

### Outside

The front of the property is pavement fronted and the rear garden is delightful and enclosed with a large array of mature shrubs, plants and trees. There is a lovely sitting spot and level lawn which is ideal to take in the lovely countryside views up towards The Heavens.

### Location

Stroud town centre which is a short walk away along with canal-side walks offers a wide range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and an award winning weekly farmers market. There is also a main line railway station with Intercity services connecting with London (Paddington). Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within 30 miles proximity. Junction 13 of the M5 motorway is also within easy driving distance.

### Directions

From Stroud take the A419 towards Cirencester. At the traffic lights turn left into Bowbridge Lane. The property can be found a short way up on the right hand side with a post box just in front of the property.

### Tenure

Freehold

### Services

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

### Council Tax Band

Band = C

### Local Authority

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



# Bowbridge Lane, Stroud, GL5

Approximate Area = 1582 sq ft / 146.9 sq m

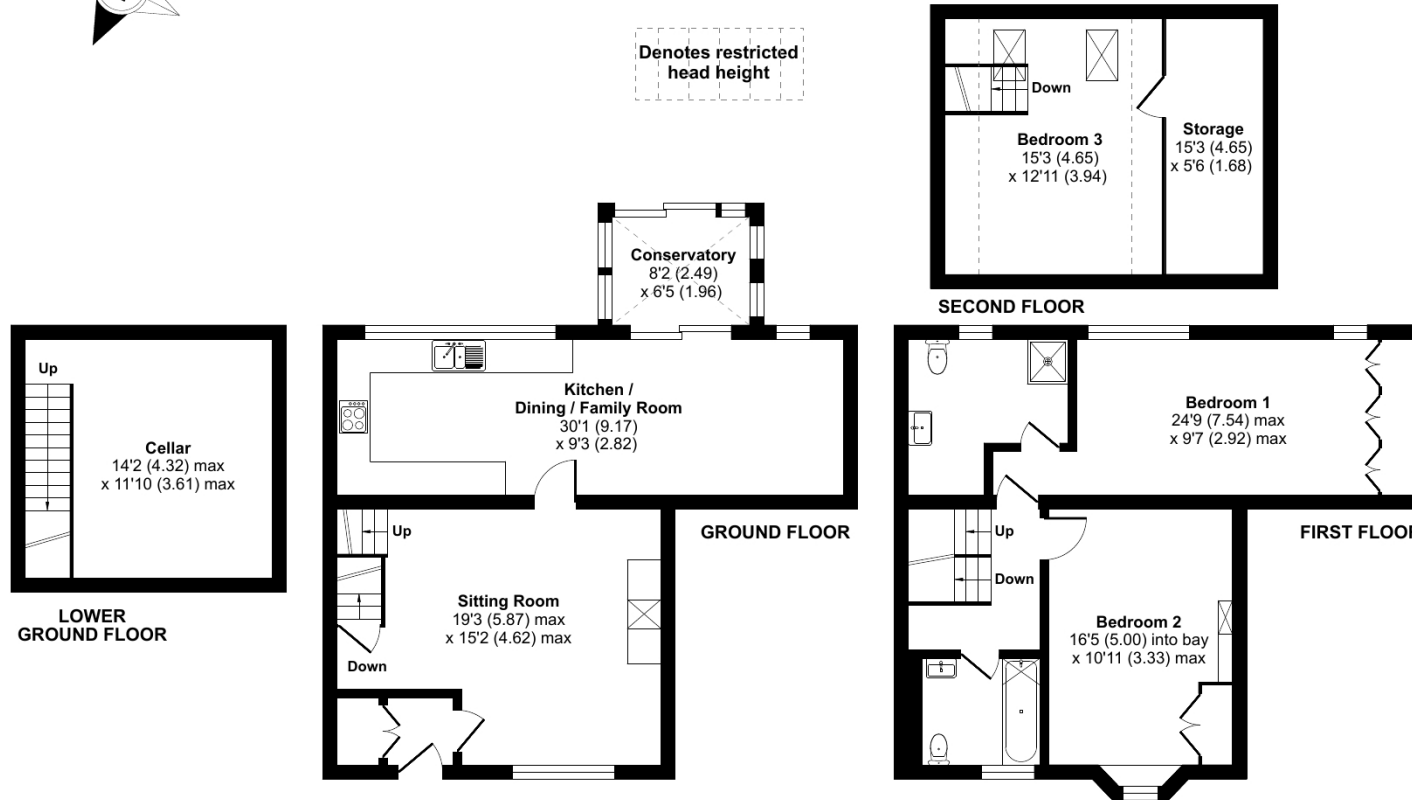
Limited Use Area(s) = 148 sq ft / 13.7 sq m

Total = 1730 sq ft / 160.7 sq m

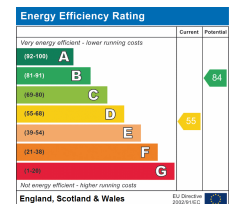
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 855066



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.