



Parkend House, Paganhill, Stroud, Gloucestershire, GL5 4AZ
Guide Price £650,000



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An imposing Grade II Listed detached character property in need of improvement set away from passing traffic at the top of a pillared drive approximately 2 miles north west of Stroud at Parkend, Paganhill, with four bedrooms, two reception rooms and gardens and grounds of 0.339 acres, offered to the market with no onward chain.

ENTRANCE HALL WITH GRAND STAIRCASE , 16' SITTING ROOM WITH INGLENOOK FIREPLACE, 18' DINING ROOM, 15' KITCHEN/BREAKFAST ROOM, LEAN TO/SUN ROOM, UTILITY ROOM, FOUR BEDROOMS, TWO ATTIC SPACES, GARDENS TO FRONT AND REAR, PARKING AND GARAGE WITH A TOTAL PLOT SIZE OF 0.339 ACRES, CHAIN FREE



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Parkend House is an attractive Grade II listed residence, approached via a private drive in the sought-after area of Parkend, Paganhill. Its position offers convenient access to local shops, amenities, and grammar schools, with scenic countryside walks just a short distance away. First listed in 1974, the Historic England register highlights its paired ashlar stone chimneys, double-hung sash windows, and decorative hoodmouldings as notable features worthy of preservation. Although the property now requires modernisation, it presents an exceptional opportunity for a buyer to restore and personalise a charming family home.

The accommodation is generous and arranged over three floors. The ground floor comprises an entrance hall, a 16' sitting room with Inglenook fireplace, an 18' dining room, a utility room, a 15' kitchen/breakfast room, and two lean to/sun rooms. A sweeping staircase rises from the hall to the first floor, where a landing leads to three double bedrooms and a family bathroom. The second floor offers a further bedroom along with two attic spaces. Character features are preserved throughout, adding to the home's enduring appeal. Parkend House is a real forever home, and is available with no onward chain.

Outside

To the rear of the property, you'll find a private oasis mainly laid to lawn and surrounded by mature trees. The garden includes a 15' workshop with access to the cellar, a 20' brick-built store, an outside loo/wash room and access to both the garage and parking area. The front garden is also laid to lawn with mature borders. In total, the property sits on a plot of approximately 0.339 acres.

Location

The property is at Parkend, Paganhill, approximately 2 miles West of Stroud. There are shops and amenities close by with Archway, Marling and Stroud High School in easy reach at Cainscross. Stroud town is only a short drive away and was voted "Best place to live in the UK 2021" by the Sunday Times. There is a great community here that benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs, cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area benefits from a leisure and sports centre, a cinema and a main line railway station, with a regular direct London (Paddington) service. Nailsworth (4 miles) Cirencester (11 miles), Cheltenham (14 miles) and Swindon (26 miles), are all within comfortable driving distance. Junction 13, M5 motorway is approximately 8 miles distant.

Directions

Leave Stroud via the A419 Cainscross road and take the 3rd exit off the roundabout up towards Paganhill. At the next roundabout take the first exit and turn immediately left at the Maypole and then follow the road around past the Old Crown public house. Pass the next drive on the right and then look out for the turning to Parkend House on the right. The house name is on the pillared entrance.

Property information

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

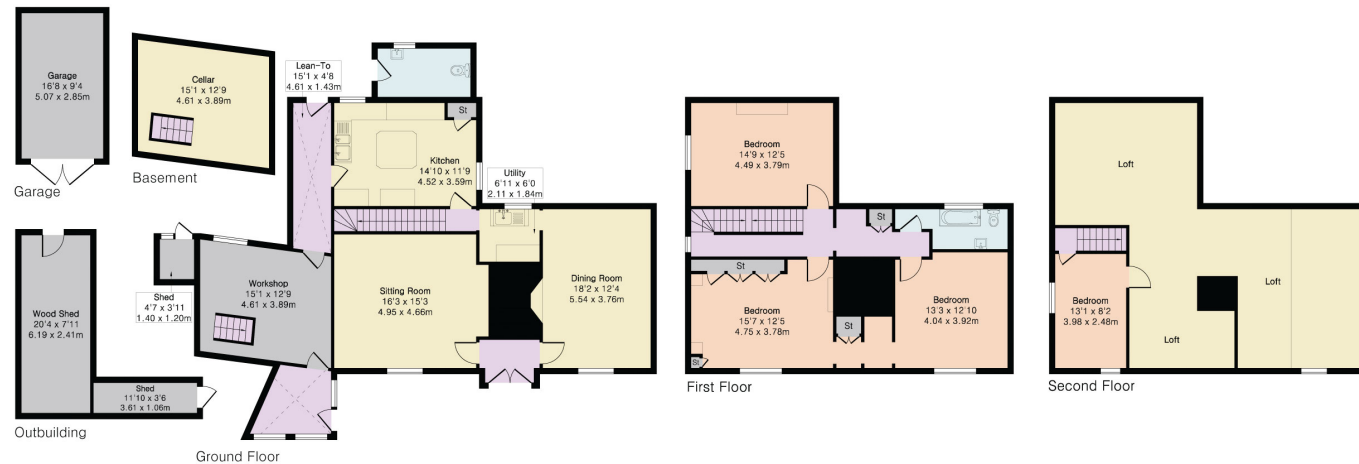
Local Authority

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



**Approximate Gross Internal Area 3185 sq ft - 295 sq m
(Excluding Garage & Outbuilding)**

Basement Area 191 sq ft – 18 sq m
Ground Floor Area 1286 sq ft – 119 sq m
First Floor Area 854 sq ft – 79 sq m
Second Floor Area 854 sq ft – 79 sq m
Garage Area 156 sq ft – 14 sq m
Outbuilding Area 203 sq ft – 19 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			57
1-20 G		12	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Climate Leadership	

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.