



23 Victoria Road, Brimscombe, Stroud, Gloucestershire, GL5 2QY
Guide Price £450,000

PETER JOY
Sales & Lettings



23 Victoria Road, Brimscombe, Stroud, Gloucestershire, GL5 2QY

A beautiful Victorian semi detached three bedroom family home, offering light, spacious well presented accommodation over three floors, and a stunning detached home office to the rear of the property with views across the valley and a parking space to the front.

ENTRANCE HALL, DINING ROOM, SITTING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, A SINGLE BEDROOM, FAMILY BATHROOM, GOOD GARDEN, LARGE HOME OFFICE, PARKING, VIEWS, PERIOD FEATURES AND GAS CENTRAL HEATING.

Viewing by appointment only

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

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Description

This delightful semi detached Victorian family home, has been the subject of extensive redecoration and modernisation over the past few years. The well presented accommodation, which is arranged over three floors, offers a tiled entrance hall with stairs to the first floor, under stairs storage and leads through to the dining room and sitting room, which are beautifully light and airy with windows to the front and rear and a fireplace housing a Morso Badger wood burner and lined chimney. The kitchen has free standing solid beech units, space for a four seater table, and has a stable door out to the rear. On the first floor is a double bedroom with built in storage cupboard over the stairs, feature fireplace and double sash windows to take in the valley top views. The good size single bedroom is to the rear, with sash window looking over the garden and the family bathroom offers a white suite with shower over the bath and a large storage cupboard which recesses under the stairs up to the second floor. On the second floor is a lovely double room, currently used as the main bedroom, it has Velux windows to the front and rear of the property and eaves storage.

Outside

The landscaped rear garden, is a further compliment to this lovely home. Steps lead up to a delightful and private seating area, a further terrace offers a small cultivated plot offering fruit and vegetable beds. From here the garden opens on to a level lawned area, ideal for playing or entertaining on. At the top of the garden is the home office. This detached, fully insulated work space offers so many options for anyone looking to either work from home, create a studio, a therapy room or just somewhere to get away from it all! The floor to ceiling windows have breath taking views over the rooftops to the top of the Golden Valley. There is a cold water supply to the office that could be connected, along with mains electricity. The current owners extend their wi-fi by use of a dongle, but there is also a network cable running up from the house. In common with a number of properties in the road, part of the front garden has been dug out to provide a pull in parking area. There is a shared side access to the side of the house and from the kitchen door there is private access to the rear garden.

Location

Amenities at Brimscombe Corner include a general stores and a take away, at the bottom of Brimscombe Hill is The Ship in, and a good primary school just a little further up. Stroud town is approximately three miles distant. Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The wider area has a wide range of shops and amenities, including supermarkets, 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) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Take the A419 London Road out of Stroud towards Cirencester. After approximately three miles turn right up Brimscombe Hill, after the first righthand bend turn right into Victoria Road. The property can be found a short way along on the left, there is a pull in parking area in front of the house.

Tenure

Freehold

Services

We are informed that all mains services are connected to the property

Council Tax

Band = B

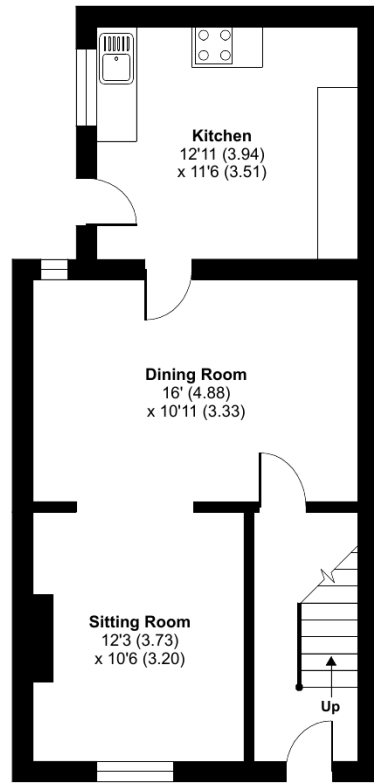
Local Authority

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

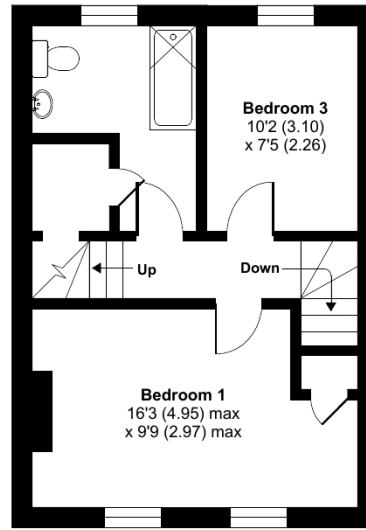


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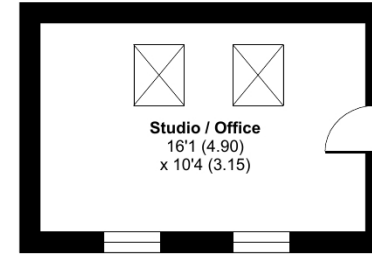
Approximate Area = 1115 sq ft / 103.5 sq m
 Outbuilding = 167 sq ft / 15.5 sq m
 Total = 1282 sq ft / 119 sq m
 For identification only - Not to scale



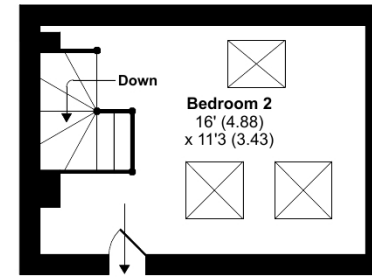
GROUND FLOOR



FIRST FLOOR



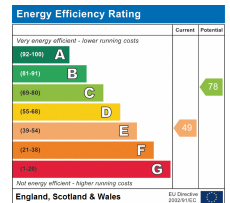
OUTBUILDING



SECOND FLOOR



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: 867508



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.