



142a Golden Ash, Thrupp Lane, Thrupp, Gloucestershire, GL5 2EQ
Price Guide £425,000

PETER JOY
Sales & Lettings



142a Golden Ash, Thrupp Lane, Thrupp, Gloucestershire, GL5 2EQ

A unique detached energy efficient single storey property built in 2019 in a super location high on Thrupp Lane with a first class open plan living space, two double bedrooms, parking and gardens and a lovely view over the Golden Valley at the rear.

ENTRANCE HALL, INNER HALL, OPEN PLAN LIVING SPACE WITH KITCHEN, DINING AND SITTING ROOM AREAS, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, BATHROOM, FURTHER DOUBLE BEDROOM, UTILITY AREA, GATED PARKING FOR SEVERAL CARS AND A REAR GARDEN WITH SUPERB VIEWS OVER THE GOLDEN VALLEY TO COUNTRYSIDE BEYOND.



Viewing by appointment only

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

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Description

A unique opportunity to purchase a recently constructed energy efficient property in ever popular Thrupp Lane with a superb view out over the Golden Valley at the rear. This location enjoys a thriving local community, and isn't far from the shops and amenities of Stroud, yet still has country and canal-side walks within easy reach. Golden Ash was built in 2019 with a clear brief to provide a contemporary living space that kept direct contact with the surrounding environment. The current owner has made further improvements to the original design, and the resulting property is wonderfully light and airy, with accommodation neatly arranged over one floor.

You're in touch with the view at the back as soon as you walk through the entrance area into the inner hall, as there is a direct line of sight out through the bi fold doors in the kitchen. A useful utility area and bathroom are on the left of the hall, with a double bedroom beyond this. The principal bedroom is on the right, and this has an en suite shower room. The back of the house is the sunniest, lightest space, and this is reserved for a first class open plan living space. This comprises a kitchen area, dining area and sitting area, so there's plenty of space to cook, eat, entertain and relax. Multi pane bi-fold doors with a clever glazed gable over make the absolute most of the sun and the view, and these doors fold back, connecting the garden and house. The vaulted ceilings throughout the property enhance the sense of space, and prospective buyers will be please to find that the EPC rating is a strong B, with potential for an A with further investment. An brilliant, interesting home, and an absolute must for your viewing list.

Outside

The property benefits from parking for several cars and a private sunny rear garden. The gated parking area is at the front of the property, and the current owner has created productive raised vegetable beds here, and fitted a rainwater harvesting system. The garden is at the rear of the house, and so perfectly placed to enjoy the superb view over the Golden Valley. Multi pane bi-fold doors open to connect the living space with the garden. There is a large gravelled terrace here, with a couple of wide steps that lead down to a well planted lower area with a pond. This lovely sunny spot is very private and it is a great place to sit, relax and enjoy the view.

Location

Thrupp is a popular area just over a mile East of Stroud on the sunny side of the Golden Valley. The Long Table, Stroud Brewery, The Ship Inn and Studio 18 are close by, and are all superb community spaces, with well regarded Thrupp primary school just up the road. Stroud's shops and amenities are within easy reach, with canal side walks at the bottom of the hill and some wonderful countryside just up the lane at The Heavens. As such, the property enjoys the advantages of being equidistant between open countryside and the lively town of Stroud, which offers a wide range of shops, supermarkets, schools and colleges and leisure facilities. Stroud Railway Station provides a main-line service to Gloucester and London. Junctions of the M4 and M5 Motorway are also within easy driving distance

Directions

Leave Stroud via the A419 London Road towards Cirencester. Pass the traffic lights and turn left into Thrupp Lane. Continue up the lane, bearing round to the right. Continue, passing the school and then Yew Tree Way, both on the left. The property can then be found a short way along on the right, before the junction with Brewery Lane.

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.

AGENTS NOTE 1 - The property was built with a Professional Consultants Certificate (PCC) to satisfy NHBC equivalent requirements. This guarantee has a 6 year lifetime, as opposed to a typical 10 year NHBC warranty, and we advise that any prospective buyer requiring a mortgage establishes if this certificate is accepted by their lender prior to committing to a purchase.

AGENTS NOTE 2 - We have been advised that there is a covenant saying that there can be no additional building to the front of the house, or additions of outbuildings at the front.

Local Authority

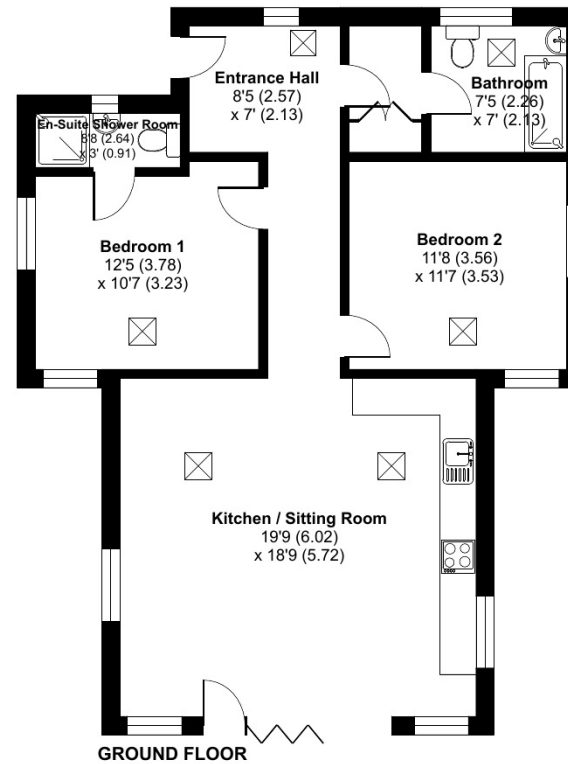
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



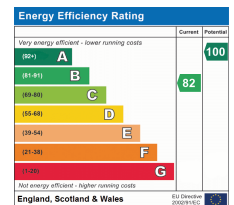
Thrupp Lane, Thrupp, Stroud, GL5

Approximate Area = 893 sq ft / 83 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: 1195926



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.