



45 Bisley Old Road, Stroud, Gloucestershire, GL5 1LU
£565,000

PETER JOY
Sales & Lettings



45 Bisley Old Road, Stroud, Gloucestershire, GL5 1LU

A beautifully presented extended Cotswold stone house in a private spot above Stroud centre with a first class garden room, three bedrooms, parking, well stocked gardens and a detached stone built outbuilding with further accommodation (Draft details)

ENTRANCE AREA, 17' GARDEN ROOM, 14' SITTING ROOM WITH FIREPLACE AND WOOD BURNING STOVE, KITCHEN, UTILITY ROOM WITH W.C, THREE BEDROOMS, BATHROOM, DETACHED OUTBUILDING WITH KITCHEN AREA, SHOWER ROOM AND STUDIO/BEDROOM, GARAGE, PARKING AND A PRIVATE WELL PLANTED GARDEN ENTRANCE AREA, 16' GARDEN ROOM, 16' SITTING ROOM WITH WOOD BURNING STOVE, KITCHEN, UTILITY ROOM WITH W.C, THREE BEDROOMS, BATHROOM, DETACHED OUTBUILDING WITH RECEPTION ROOM, SHOWER ROOM AND STUDIO/BEDROOM, PARKING, SMALL GARAGE/STORE AND A BEAUTIFULLY PLANTED FRONT GARDEN.

Viewing by appointment only

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

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Description

Some people have a real knack for creating a wonderful, welcoming home. The owners of this handsome property certainly fall into that category, and we're delighted to have been asked to market this brilliant house, where you'll find character features and clever design touches everywhere you look. The property is situated on Bisley Old Road, above Stroud centre. This location is very much part of Stroud's vibrant, inclusive community and allows for easy access to the shops, amenities and train station of the town with country walks just up the hill. The property is built using traditional methods from Cotswold stone under a pitched tiled roof. It has been a happy home for the current owners for fourteen years, and they have transformed it in that time, almost doubling the ground floor living space and creating an imaginative overflow living space in the outbuilding. The accommodation arranged over three floors. An entrance area opens into a first class 16' garden room with bi-fold doors that open at the front, connecting the garden and the house. A sitting room is beyond this - a characterful, cosy 14' room, with a fireplace with wood burning stove. The kitchen sits at the back of the house, with a useful utility room with WC also on this floor. A landing, 17' double bedroom and bathroom are on the first floor, with two more bedrooms at the top of the house. There's more accommodation in the outbuilding, in the form of a reception room with units and a sink, a shower room and a 17' studio/bedroom. Everything is beautifully finished, all ready and waiting for one lucky buyer.

Outside

Outside you'll find parking, the aforementioned outbuilding and a private, well planted garden. The parking is at the front of the house, a block paved drive with space to park two to three cars. There is a good store with garage door that forms part of the outbuilding. This measures 10' x 5'5" and is ideal for storing bikes or as a motorbike garage. A gate leads through from the parking area to the house and garden. There is a paved area and a shed with sedum roof by the outbuilding, and the owners have cleverly used the border edge here to grow blackberries, plums and apples. The garden is to the front of the house and is packed with established plants, full of colour and interest. There is a pond, and a paved seating area stretches across the front of the house. The glazed doors of the garden room fold back onto this space, connecting the outside with the inside.

Location

It's with good reason that Stroud was voted 'Best place to live in the UK 2021' by The Sunday Times. Sitting at the point at which five valleys converge, and surrounded by rolling hills within the Cotswold Area of Outstanding Natural Beauty, Stroud is a small town with a huge heart, which has captured the imagination of many over the years. There's plenty to see and do - Stroud has a great variety of shops, cafes, pubs and amenities, including a busy leisure centre, library, museum and award-winning weekly farmers' market. Many of Stroud's shops are independent and family-run. More recent development has seen the relaunch of the Five Valleys shopping centre and the town also has a cinema, ten-pin bowling and a central gym. Stroud has a proud, thriving local community, one steeped in music, art, creativity and environmental issues. There is a wealth of countryside on the doorstep, including three beautiful commons, as well as walks along the historic canal and River Frome. Parents can take their pick from a range of good schools, including a comprehensive and two grammar schools, and there is also a college of further and higher education. Stroud is also superbly placed for access to the M5 and has a direct line train service to London.

Directions

Leave Stroud via the A419 London Road and turn left opposite Waitrose, travel up Field Road signposted to the hospital. Pass the turnings for Park Road and Bowbridge Lane and the hospital. At the crossroads carry on straight over, into Hollow Lane. Pass Cotteswold Rise on the right and then turn right onto Bisley Old Road. The property can be found some way up on the left hand side, set back from the road, before the turning to Belmont Road on the right.

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 you should have good voice calling and data service from the main mobile providers.

Local Authority

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



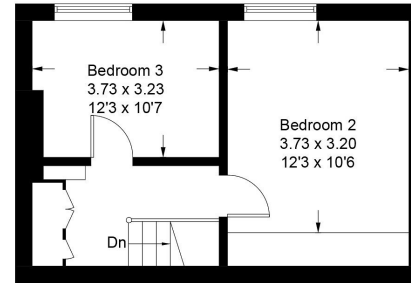
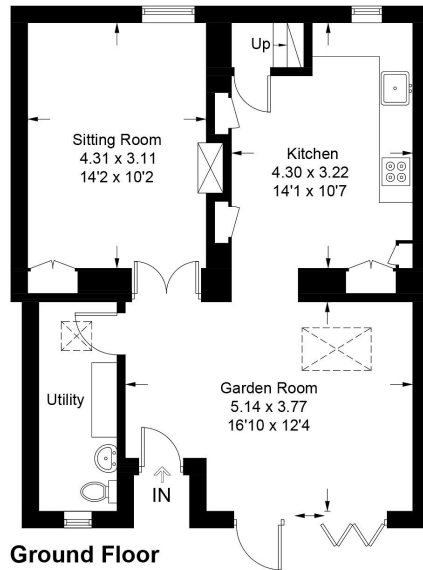
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Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft

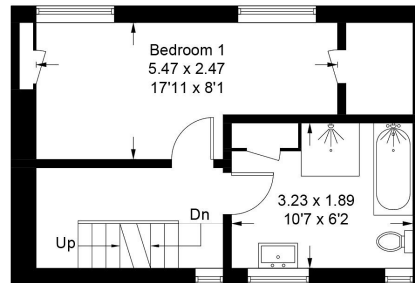
Annexe = 35.4 sq m / 381 sq ft

Total = 153.8 sq m / 1655 sq ft

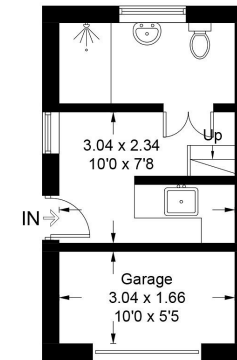
(Including Garage)



Top Floor

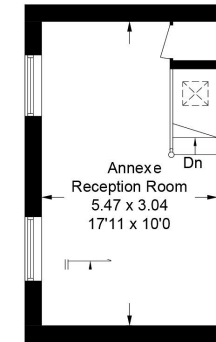


First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)



Annexe - Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225763)

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.