



16 Shepherds Croft, Uplands, Stroud, Gloucestershire, GL5 1US  
Guide Price £400,000

**PETER JOY**  
Sales & Lettings



## 16 Shepherds Croft, Uplands, Stroud, Gloucestershire, GL5 1US

Chain free - A brilliant example of a spacious and modernised three bedroom link-detached bungalow sat in a generous plot on Shepherds Croft with open plan living/dining room, en-suite bedroom and parking for two cars.

CHAIN FREE AND MODERNISED, ENTRANCE HALLWAY WITH BUILT IN CUPBOARDS AND ACCESS TO THE REAR GARDEN, CONVERTED GARAGE TO 11' BEDROOM WITH EN-SUITE SHOWER ROOM, INNER HALL, SHOWER ROOM, 11' BEDROOM TWO, 11' MAIN BEDROOM, 20' (MAX) OPEN PLAN KITCHEN/SITTING/DINING ROOM WITH LARGE WINDOWS, ZONED UNDERFLOOR HEATING, GAS CENTRAL HEATING AND DOUBLE GLAZED, GOOD SIZE LEVEL REAR GARDENS WITH LOVELY PATIO SEATING AREA, LAWN AND 8' (MAX) CABIN, SOUTH EAST FACING ASPECT TO THE REAR, TOWN, SCHOOL, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

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### Description

A delightfully light and bright three bedroom 'link-detached' renovated bungalow situated on Shepherds Croft just over a mile from Stroud town centre in Uplands. This location is well known locally for its good community and allows for easy access to the shops, amenities and train station of Stroud with well-established primary school, allotments, convenience stores and outstanding countryside walks close by. The bungalow that was renovated in 2016 comprises an entrance hallway with handy built in cupboards with access to the rear garden and the converted garage which makes for a 11' bedroom with en-suite shower room and w/c. On the other side of the entrance hall is the main part of the bungalow that benefits from zoned underfloor heating and where you'll find a shower room, 11' bedroom and 11' main bedroom with a 20' (max) 'L-shaped' open plan kitchen/living/dining room with large windows. The kitchen area is found in the corner and benefits from built in dishwasher and solid wood worktops. Windows to the rear of the property enjoy a south easterly aspect across the Slad Valley towards Summer Street so is particularly enjoyed from the living room. The property benefits from gas central heating, zoned underfloor heating and double glazing. The current vendor renovated and updated the property around 2016 and have improved the property by insulating throughout, installing underfloor heating, rewiring, converting the garage and upgrading kitchen and bathrooms.

### Outside

The interior is complemented by having a good size private and level garden accessed from the hallway or side through a wooden tool shed suitable for garden storage. The garden is mainly laid with lawn but benefits from a lovely patio seating area ideal for al-fresco dining as well as a feature wooden cabin with power and light. There is off road parking for two cars to the front of the property.

### Location

Uplands is an area of Stroud that really does offer the best of both worlds. The Slad Road, which cuts through the heart of the area, takes you in a few minutes into the heart of Stroud town or, the other way, to the breath-taking beauty of the Slad Valley. Although set right on the edge of the town, Uplands has its own strong community identity – with a well-established primary school, handsome stone church, post office, convenience stores, pub and elderly day care centre. Uplands also has a lovely playing field with allotments and a park. Stroud's industrial past is evinced by the Slad Brook, which tumbles and rushes its way through Uplands, past Slad Mill, converted into flats, and the site of what was Little Mill, now modern housing. The nearby town of Stroud has a full range of amenities, including a leisure centre, cinema, library, museum, hospital and many shops and eateries. The town also hosts an award-winning weekly farmers' market and is on the direct train line to London. For those seeking to get away from it all, there are beautiful countryside walks and a tiny, charming pub in nearby Slad, the Cotswold village immortalised by Laurie Lee in his famous book Cider With Rosie. Uplands is also well positioned for easy access to Cirencester, Cheltenham, Swindon, Bristol and Bath.

### Directions

Leave Stroud via Slad Road, go through the traffic calming, pass the Fountain public house and the turning for Sycamore Drive. Take the left hand turning into Peghouse Rise and follow the road round taking the first left into Shepherds Croft. Follow the road as it bends round to the right and the property can be found on the right hand side as indicated by our "For Sale" board.

### Tenure

Freehold

### Services

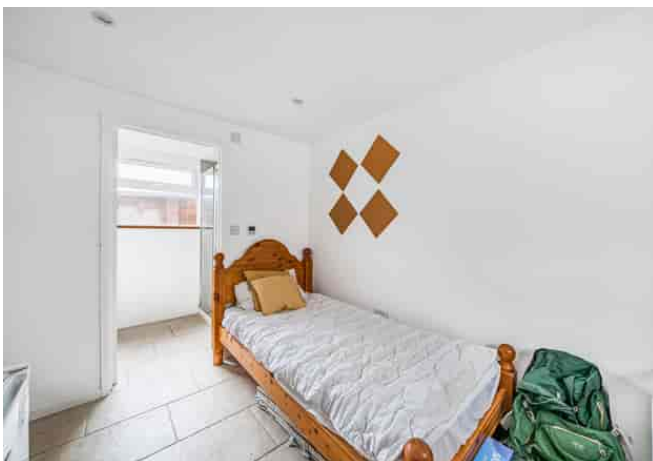
We are informed that all mains services are connected to the property.

### Council Tax Band

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### Local Authority

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

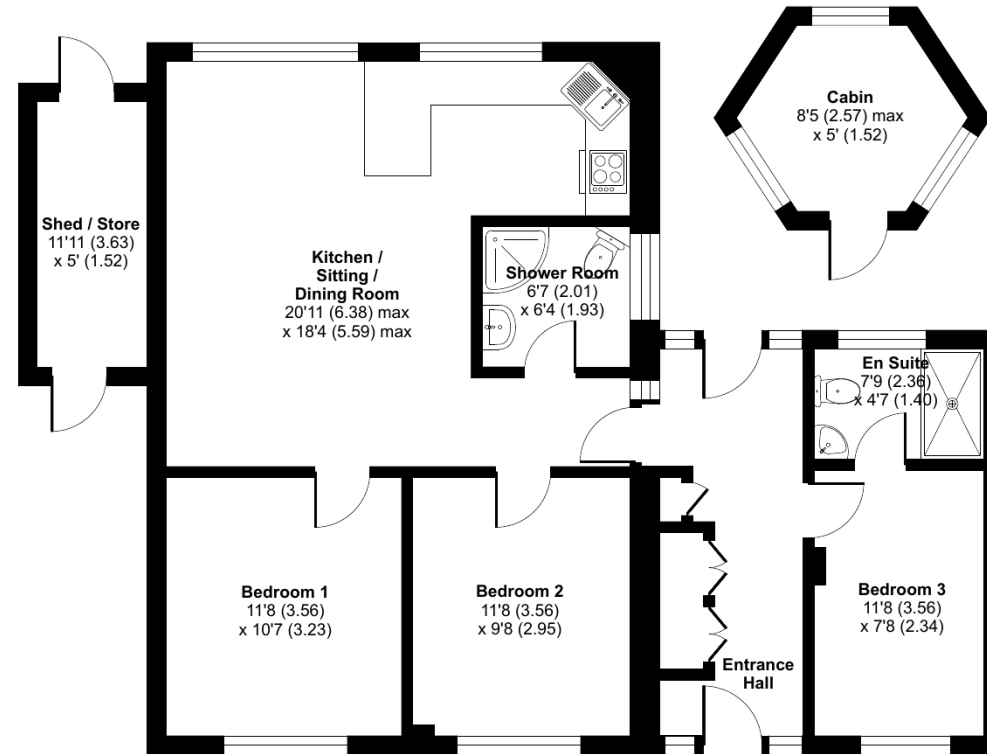




# Shepherds Croft, Stroud, GL5

Approximate Area = 932 sq ft / 86.6 sq m  
Cabin & Shed / Store = 125 sq ft / 11.6 sq m  
Total = 1057 sq ft / 98.1 sq m

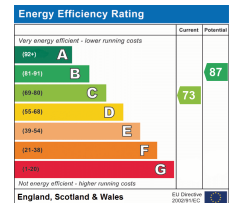
For identification only - Not to scale



GROUND FLOOR



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: 1083114



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.