



Laburnum House, Slad Road, Stroud, Gloucestershire, GL5 1RJ

Guide Price £790,000

**PETER JOY**  
Sales & Lettings





## Laburnum House, Slad Road, Stroud, Gloucestershire, GL5 1RJ

Substantial five bedroom detached 1970s family home presented to a very high standard and offers an annexe with an en-suite shower room and its own private entrance. The delightful setting and views across the Slad valley are complemented by an extended entrance hallway, sitting room, formal dining room, kitchen/breakfast room, spacious landing, four double bedrooms with master en-suite, a lovely family bathroom and a study, which could be used as an additional double bedroom.

EXTENDED ENTRANCE HALLWAY, DUAL ASPECT SITTING ROOM, FORMAL DINING ROOM, KITCHEN/BREAKFAST ROOM WITH FITTED APPLIANCES, ANNEXE WITH A DOUBLE BEDROOM AND EN-SUITE SHOWER ROOM, SPACIOUS LANDING, FOUR DOUBLE BEDROOMS INCLUDING THE MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, STUDY WHICH COULD BE USED AS ADDITIONAL DOUBLE BEDROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, EXCELLENT STORAGE, DELIGHTFUL SURROUNDING GARDENS, LEVEL LAWN, PATIO, WOODLAND, PRIVATE DRIVEWAY, OFF STREET PARKING FOR 4 / 5 CARS, 18'0 X 6'5 STORAGE SHED, DELIGHTFUL VIEWS AND BEAUTIFUL ELEVATED POSITION.

Viewing by appointment only

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

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### Description

Superb example of a 1970's detached property that has been extended and modernised to create a lovely family home with an annexe. The accommodation, which is arranged over two floors comprises, a good size lobby and entrance hallway with storage, dual aspect sitting room with a feature gas fire, formal dining room, 21'0 x 10'6 kitchen/breakfast room with double doors leading to the rear garden and a contemporary fitted kitchen, 17'0 x 15'5 annexe which was formally used as a bedroom/sitting room with an en-suite shower room and rear access. The first floor offers a spacious landing with storage, a master bedroom with fitted wardrobes and an en-suite shower room, a further 3 double bedrooms all with fitted wardrobes, a family bathroom and a study, which could be used as an additional double bedroom. Further benefits include gas central heating, double glazing, excellent storage throughout and delightful views across the Slad Valley.

### Outside

The property is accessed via a sweeping wooded driveway that leads to the level parking, entrance door and side pedestrian access leading to the annexe, patio and rear garden. The rear garden comprises a good size patio, large lawn over two levels with well stocked borders and leads up to the raised patio which takes in the stunning views and ideal spot for alfresco dining. To the side of the property is a very useful storage shed measuring 18'0 x 6'5 with power and light.



### Location

Slad Road is an area of Stroud that offers 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. Close by Uplands has its own strong community identity – with a well-established primary school, handsome stone church, post office, convenience stores, public house, playing field with allotments and a park. Stroud's industrial past is evidenced by the Slad Brook, which tumbles and rushes its way through Slad Road, 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.

### Directions

Leave Stroud via Slad Road (B4070), go through the traffic calming, pass the Fountain public house and the turning for Sycamore Drive. Continue past Peghouse Rise which is on your left and the turning for Laburnum House is on the left just past Slade Brook on your right and as denoted by our for sale board.

### Tenure

Freehold

### Services

The vendor has informed us that all mains services are connected.

### Council Tax Band

Band = E

### Local Authority

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





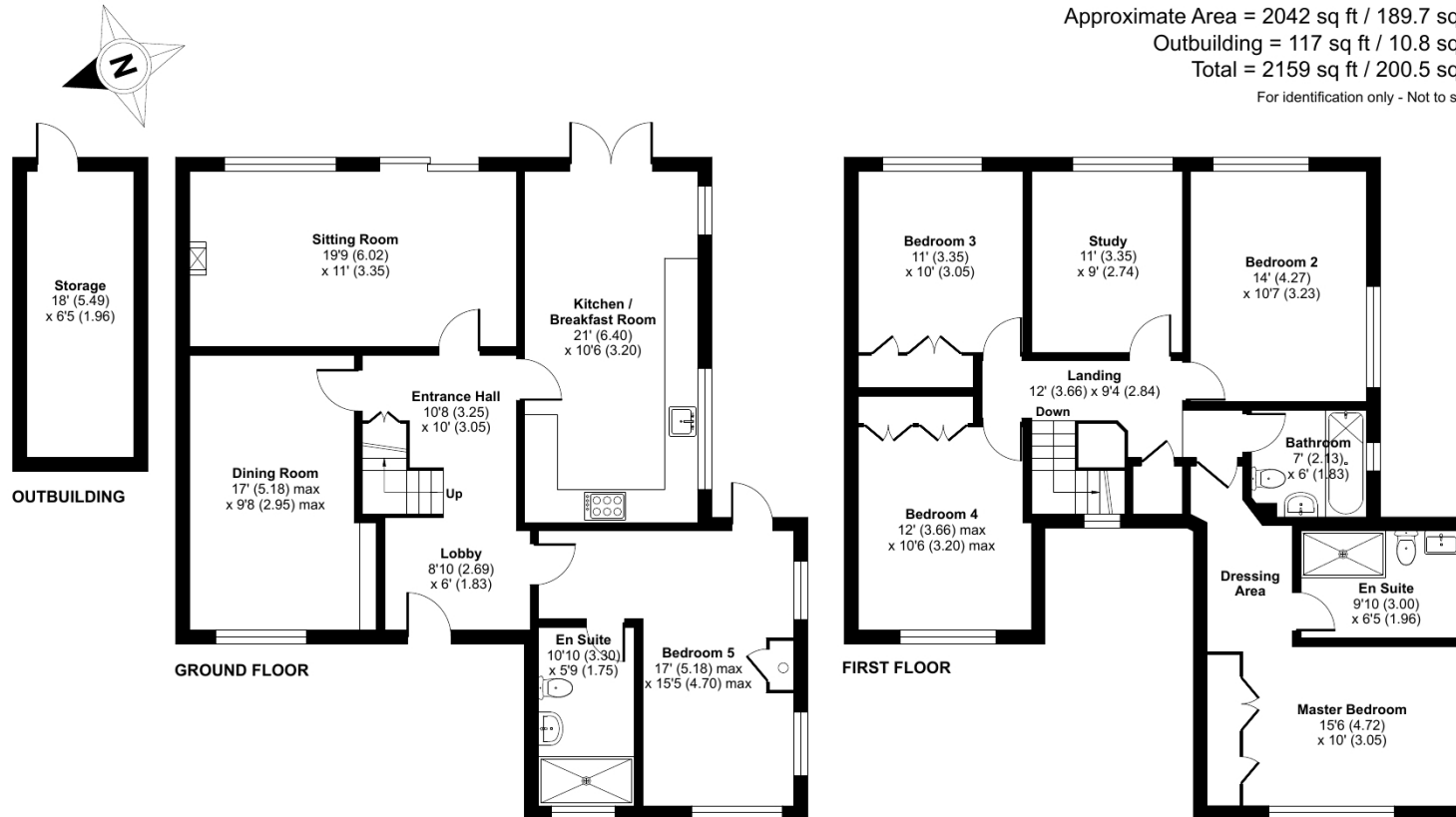
# Laburnum House, Slad Road, Stroud

Approximate Area = 2042 sq ft / 189.7 sq m

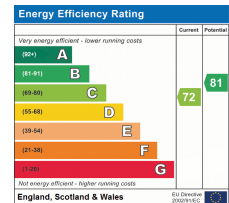
Outbuilding = 117 sq ft / 10.8 sq m

Total = 2159 sq ft / 200.5 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: 1075893



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.