



2 Sudeley Villas, Butterrow Lane, Stroud, Gloucestershire, GL5 2LZ  
Guide Price £435,000

**PETER JOY**  
Sales & Lettings



## 2 Sudeley Villas, Butterrow Lane, Stroud, Gloucestershire, GL5 2LZ

Elevated in a peaceful spot on Butterrow Lane lies this charming red-brick period home enjoying stunning valley views. Conveniently located within easy reach of the common, Stroud, and local amenities, the property offers a perfect balance of tranquillity and accessibility. Additional highlights include a good sized garden, parking, a garage, and of course those stunning views.

ENTRANCE HALLWAY, STUDY, BEDROOM, KITCHEN/DINING ROOM, SITTING ROOM, ENCLOSED WOODBURNER, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GOOD SIZED GARDEN, VIEWS, COVERED VERANDA, PARKING, GARAGE, PRESENTED IN GOOD ORDER, CHARACTERFUL FEATURES THROUGHOUT.



Viewing by appointment only

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

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### Description

Tucked away on Butterrow Lane lies this beautifully presented three-bedroom semi-detached red-brick period home full of charm and character. Lovingly owned by the vendor for over 20 years, the property offers spacious accommodation spread across three floors, retaining many original features, including exposed floorboards, feature fireplaces, and alcove cupboards. Step inside to the hallway, where you'll find a study to the left, a bedroom, stairs leading to both the first floor and descending to the lower ground floor. The lower ground floor boasts a generously sized kitchen/dining area with a gas-fired AGA, a utility space, and access to the side elevation. The cosy sitting room, complete with an enclosed wood burner, opens onto the rear garden and a covered veranda. Upstairs, the first floor features two well-proportioned bedrooms and a family bathroom.

### Outside

The enclosed rear garden is a delightful space, perfect for enjoying the peaceful surroundings. At the top of the garden, a covered veranda provides an ideal spot to take in the stunning views. To the right, a paved patio offers an additional seating area, while a set of steps leads down to the main garden, featuring a lawn and well-stocked planted borders. The property benefits from side access leading to the front, where parking is available. Additionally, a single garage, located a short distance from the house, includes further parking in front.

### Location

The property is situated on a country lane approximately a mile and a half from Stroud. Minchinhampton and Rodborough commons are a short walk up the hill. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre 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

From Stroud town, take the A419 London Road past Waitrose and continue straight over the roundabout. At the traffic lights, turn right onto Butterrow Hill and pass through the traffic-calming area. Follow the road as it curves, cross the railway bridge, and continue uphill. Turn left onto Butterrow Lane and proceed until you see red brick houses on your left. The property is the second house on the left, marked by a "For Sale" sign.

### Services

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Local Authority

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



**Approximate Gross Internal Area 1247 sq ft - 116 sq m**

Lower Level Area 407 sq ft – 38 sq m

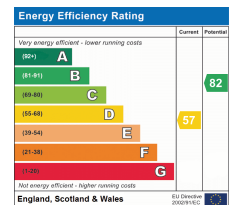
Ground Floor Area 356 sq ft – 33 sq m

First Floor Area 356 sq ft – 33 sq m

Garage Area 128 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.