



Flat 3 Stone Manor, Bisley Road, Stroud, Gloucestershire, GL5 1JD  
Guide Price £225,000





## Flat 3 Stone Manor, Bisley Road, Stroud, Gloucestershire, GL5 1JD

Chain free - A very well presented, updated two bedroom apartment within a Grade II listed building located at the top of Bisley Road within the ever popular "Old Stroud" with large open plan living space, delightful communal gardens and allocated parking.

CHAIN FREE, MODERNISED APARTMENT - ENTRANCE HALLWAY, STORAGE AREA, INNER HALL, 11' MAIN BEDROOM WITH ADDITIONAL DRESSING AREA/STUDY, 11' BEDROOM TWO WITH BUILT IN WARDROBES, UTILITY CUPBOARD, BATHROOM WITH SHOWER OVER THE BATH, 19' (MAX) DUAL ASPECT OPEN PLAN LIVING/DINING ROOM THAT OPENS TO A BESPOKE FITTED KITCHEN WITH INTEGRATED APPLIANCES, SECONDARY GLAZING AND MODERN ELECTRIC HEATING, SOUTH FACING VIEWS, CHARACTER FEATURES, LARGE COMMUNAL GARDENS INCLUDING DRYING AREAS, LAWNS AND SEATING AREAS, ALLOCATED PARKING FOR ONE CAR, VISITOR PARKING, TOWN, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

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### Description

A bright and spacious two bedroom second floor apartment found within a Cotswold stone converted building situated towards the top of Bisley Road in "Old Stroud" around one mile above the town centre. This location allows for easy access to the shops, amenities and train station of Stroud with the Daisy Bank, Crown and Sceptre and country walks close by. Stone Manor is a Grade II listed building that was converted into apartments around fifty years ago and has a strong community feel. The property is accessed via a communal hall with stairs up to the second floor. The apartment comprises an entrance hallway with useful storage area, access to a boarded loft, a double bedroom with dressing area/study, a second double bedroom with built in wardrobes, a cupboard that houses the washing machine and hot water boiler, bathroom with shower over the bath and a 19' (max) dual aspect open plan living/dining room that opens to the lovely bespoke fitted kitchen with double oven, integrated fridge and dishwasher. The apartment has a south facing aspect enjoying spectacular views towards Rodborough and as far as the River Severn and beyond. The sunset can be enjoyed all year. The property benefits from modern electric heating, updated insulation and secondary glazing with character features including the stone mullions and Cotswold stone exterior. The current vendor has improved the property by replacing some of the modern electric radiators and installing a new hot water boiler. The north side elevation is due to have new windows installed in 2025, as part of the on going upkeep of this historic building.

### Outside

The interior is complemented by having pleasant and well maintained communal gardens. They are made up of lawns, drying and seating areas with benches and BBQ facilities that make the most of the elevated spot with lovely views. The property benefits from an allocated parking space as well as a generous visitor parking area.

### Location

The nearby area benefits from the Crown and Sceptre pub, Daisy Bank and walks at The Heavens. 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 recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. 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 turn left onto Field Road. Continue up the hill past the hospital and at the junction turn right onto Bisley Road. Continue along Bisley Road and after you reach the traffic calming, turn left into Stone Manor as indicated by our 'For Sale' board. Follow the lane round to your right and all the way to the end, where there is a large visitors car park in front of the communal drying area.

### Services

Leasehold - 999 years from 01/08/1996. Annual management fee - £2,766 this can be paid monthly, quarterly or annually. Management fee covers garden maintenance, building insurance, cleaning of communal areas, and general repairs. Electric heating, mains water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from EE, Three and O2.

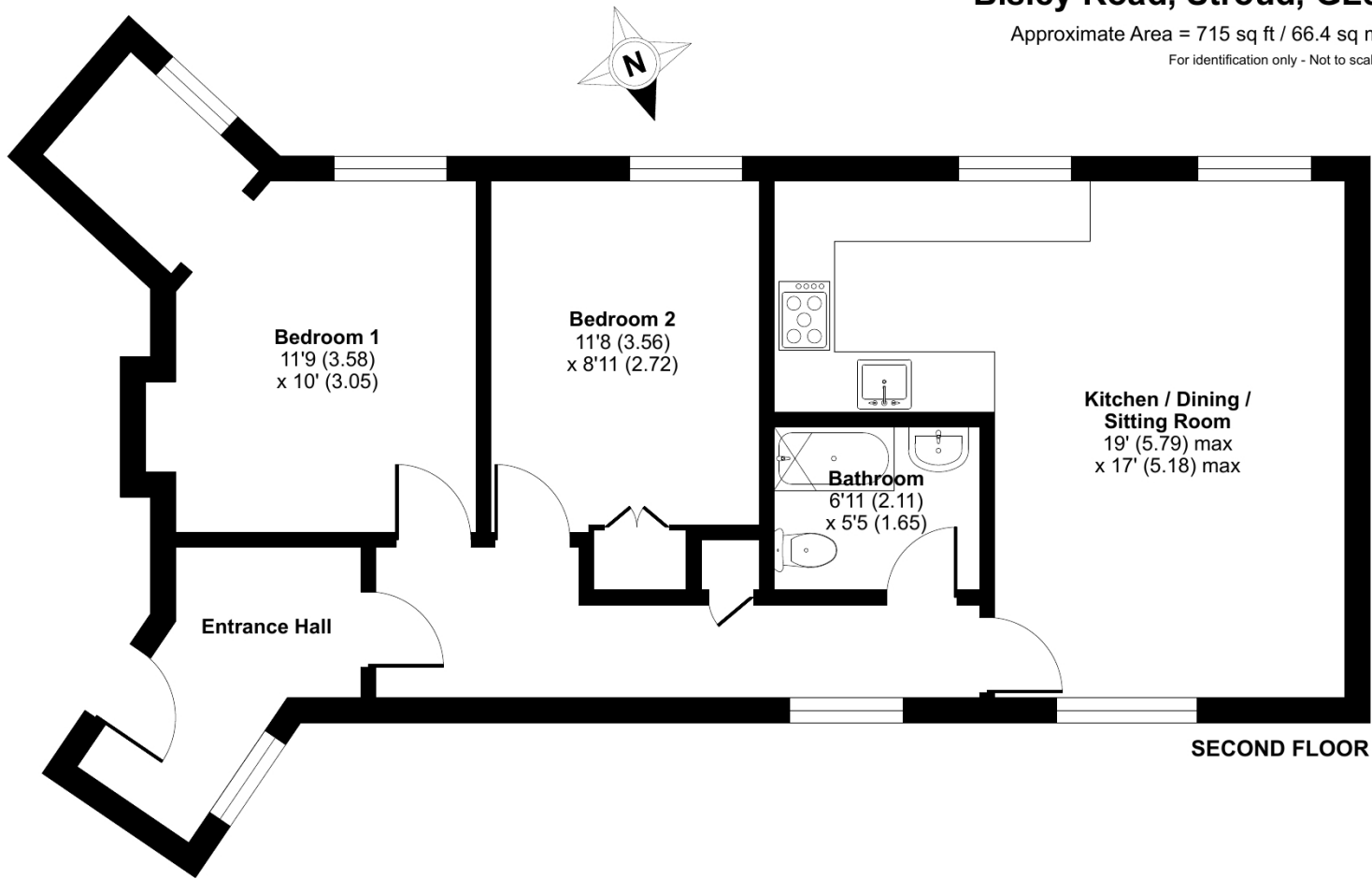
### Local Authority

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

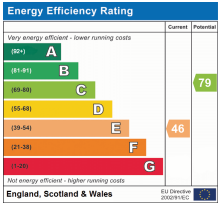


Bisley Road, Stroud, GL5

Approximate Area = 715 sq ft / 66.4 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: 1194370



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.