



Rose Acre, London Road, Brimscombe, Stroud, Gloucestershire, GL5 2TL
Guide Price £775,000

PETER JOY
Sales & Lettings



Rose Acre, London Road, Brimscombe, Stroud, Gloucestershire, GL5 2TL

Imposing detached character property which is an ideal family home set in .41 of an acre with delightful views across the Golden Valley and excellent access to countryside walks and Stroud Town centre. Well proportioned accommodation is arranged over two floors with period features throughout and in brief comprises, a generous hallway and landing, three reception rooms with a feature 24'6 x 10'11 sitting room, five double bedrooms, family bathroom and guest suite accommodation or to be rented out to create an additional income. Enclosed mature gardens are complemented by outbuildings/workshops, ample off street parking and a double garage.

SPACIOUS HALLWAY, REAR LOBBY, GROUND FLOOR WC, SUPERB DUAL ASPECT SITTING ROOM, FORMAL DINING ROOM, KITCHEN/BREAKFAST ROOM, FIRST FLOOR LANDING, FIVE DOUBLE BEDROOMS, SEPERATE WC, FAMILY BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, CHARACTER FEATURES THROUGHOUT, POTENTIAL TO DEVELOP THE TOP FLOOR (SUBJECT TO PLANNING), SEPERATE GUEST SUITE ACCOMMODATION, SUPERB GARDENS MEASURING 0.41 OF AN ACRE, LARGE LAWNS, MATURE TREES AND SHRUBS, LOVELY SEATING SPOT, PRIVATE PAVED TERRACE, WORKSHOP/STORAGE, AMPLE GATED OFF STREET PARKING AND A DOUBLE GARAGE, POPULAR BRIMSCOMBE LOCATION WITH VIEWS, COUNTRYSIDE WALKS AND STROUD TOWN CLOSE BY.

Viewing by appointment only

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

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Description

Rose Acre is a delightful family home with generous accommodation arranged over two floors, with further potential to develop the third floor to additional en-suite bedrooms or home office/study (subject to planning). The very well presented accommodation comprises, a spacious entrance hallway with a ground floor WC and rear lobby, spacious dual aspect sitting room with a feature wood burner, formal dining room overlooking the front garden and a kitchen/breakfast room with a fitted kitchen. The first floor offers a good size landing, five double bedrooms, separate WC and family bathroom. The guest suite accommodation can either be accessed from the main house or side garden and comprises a dual aspect open plan sitting/bedroom overlooking the private garden and a modern kitchen/breakfast room with a fitted kitchen. Further benefits include gas central heating and double glazing.

Outside

Rose Acre offers delightful and mature gardens set in a sizable plot measuring 0.41 of an acre with lovely southerly views and open aspect to the front across the Golden Valley. Private gated access to the front leads to level lawns and steps leading up to a paved seating spot and the entrance door. A gate to the side of the property leads to the annexe accommodation and private garden. To the rear of the property are veg beds, further lawn and secondary patio and seating spot, steps lead up to the ample off street parking, workshop/storage and double garage.

Location

Brimscombe and Thrupp is a fascinating area of Stroud whose past and present is inextricably linked with the canal which cuts through it. A haven for wildlife and a popular spot for walkers, the canal is also the location of the trendy Stroud Brewery, renowned for its craft beers and pizzas. This area became the beating heart of the Stroud woollen trade and the site of a number of significant mills, many of which have survived and been adapted for other purposes. Brimscombe Port was a key transfer point for sea-going barges to narrow boats, accommodating 100 vessels at its height, as well as the site of several boat-building yards. The basin was filled in after the Second World War and the port later fell into disrepair. However, work is due to begin soon on transforming the site into a new waterside community, including more than 150 sustainable homes, with the restoration of the canal basin and the retention of heritage buildings. Today, Brimscombe and Thrupp are thriving and friendly communities with two primary schools, a popular pub, church and shops at Brimscombe Corner, including a general store. Other amenities in the area include an antiques emporium, paint and art shops, a fitness centre, Stroud Foot Clinic, the charming waterside Felt Café and the Long Table community canteen and restaurant. The larger town of Stroud, which has a direct rail link to London, supermarkets, cinema and a leisure centre is just down the road and can be accessed via the bus route (A419) or canal side walk.

Directions

From Stroud take the A419 London Road towards Cirencester. After a couple of miles turn left into Toadsmoor Hill signposted Bussage and Eastcombe. Turn immediately right across the turning into Churchill Road. Drive up the road and take the first right into Valley Close. Proceed along the lane and Rose Acre is the last house at the very end of the cul-de-sac as indicated by our For Sale Board. Park in front of the double garage.

Tenure

Freehold

Services

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

Council Tax Band = F

Local Authority

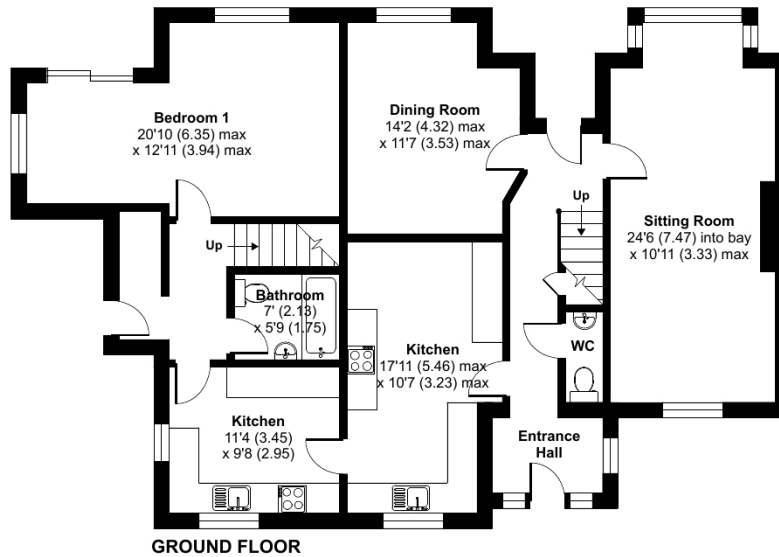
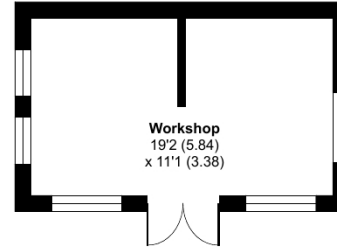
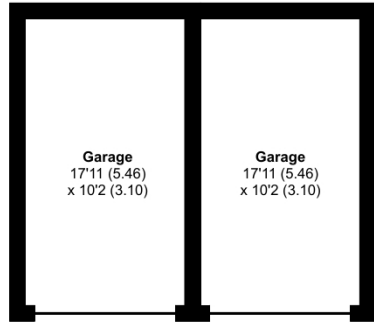
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



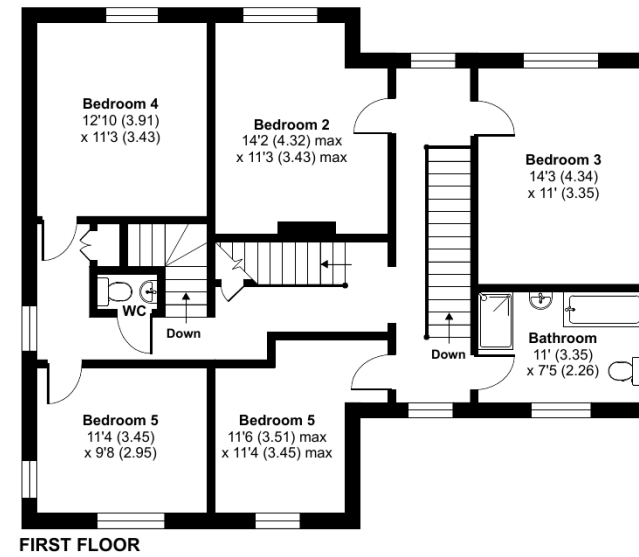
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Approximate Area = 2360 sq ft / 219.2 sq m
 Garage(s) = 391 sq ft / 36.3 sq m
 Outbuilding = 219 sq ft / 20.4 sq m
 Total = 2970 sq ft / 275.9 sq m

For identification only - Not to scale



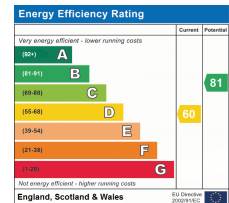
GROUND FLOOR



FIRST 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: 1111496



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.