



2 Empire Villas, Bowl Hill, Kingscourt, Stroud, Gloucestershire, GL5 5FA
£550,000



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A beautifully presented, recently built detached energy efficient house in popular Kingscourt, Rodborough, with four bedrooms, two reception rooms, a 21' kitchen/family room, parking and gardens with a lovely outlook across the Woodchester Valley

ENTRANCE HALL, CLOAKROOM/W.C, 21' KITCHEN/FAMILY ROOM, SITTING ROOM, SNUG, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, GARDENS TO FRONT AND REAR, PARKING WITH PROVISION FOR EV CHARGING AND VIEWS ACROSS THE VALLEY.

Viewing by appointment only

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

t: 01453 766333

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Description

Beautiful presentation, high energy efficiency and a lovely view out over the Woodchester Valley are just three reasons to book to view 2 Empire Villas. This immaculate detached house is in an elevated location at Kingscourt Lane, within the parish of Rodborough. This position enjoys a thriving local community, with a good primary school and pub along the lane and hundreds of acres of National Trust land found just up the hill at Minchinhampton and Rodborough Commons. The property is one of just two houses built in 2023 in this location using modern, energy efficient build methods. The current owners have made further improvements to the house, which is offered to the market with no onward chain.

The accommodation is arranged over two floors. An entrance hall, cloakroom/w.c, 21' kitchen/family room with integrated appliances and glazed double doors that open onto the rear garden, useful utility room, sitting room and snug are on the ground floor. The sitting room and snug both have a super outlook and glazed double doors that open onto the garden, and it would be possible to remove the partition wall between these two rooms to create a 22' reception room if a buyer wanted to. A staircase leads up from the hall to the first floor. A landing, 15' principal bedroom with en suite shower room, family bathroom and three further bedrooms are on this floor. Stylish modern fittings have been used throughout the property and the windows on the westerly side of the house make the most of the lovely outlook and afternoon sun. All in all a lovely house, and a must for your viewing list.

Outside

The property benefits from parking and gardens to the front and rear. There is parking for two cars, with provision for an EV charging point. A wooden gate and path lead to the property, where there is a large paved terrace at the rear. This sunny, sheltered spot is situated by the kitchen, with double doors that open to connect the inside with the outside. The terrace is tiered, stepping up the corner of this rear area, and the paving continues around to the side of the house and the front door. The majority of the garden is located on the west side of the house and takes full advantage of the views across the Woodchester Valley to the fields beyond. There is also a large paved terrace by the property, with double glazed doors opening from both the sitting room and the snug. Steps lead down to the lower garden, which is terraced with two decked levels.

Location

Amenities available within the vicinity include the well regarded Gastrells School which is a short walk down the road the Kings Head public house, with hundreds of acres of National Trust land at Rodborough and Minchinhampton Commons found just up the road. A wider range of facilities are available in nearby Stroud approximately 2 miles distant to include an excellent range of state and private schools, restaurants and public houses, an award winning weekly farmers market, leisure and sports centre and also a main line railway station with intercity services connecting with London (Paddington). Gloucester (8 miles), Cheltenham (12 miles) Cirencester (15 miles) and Bristol (20 miles) and respectively Junction 13 (M5 motorway) is also within easy driving distance.

Directions

From Stroud take the A46 towards Nailsworth. Continue over the crossroads past 'B&Q' and take the second left at the bottom of the hill into Kitesnest Lane. Follow the road up past the allotments and at the top of the hill, turn right. The property can be found a little way along on the right hand side.

Property information

The property is Freehold. The council tax band is F. We are informed that mains electricity (air source heat pump), water and drainage are connected to the house. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you should have good voice calling and data service from the main mobile providers.

Local Authority

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



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Approximate Gross Internal Area = 139.6 sq m / 1503 sq ft

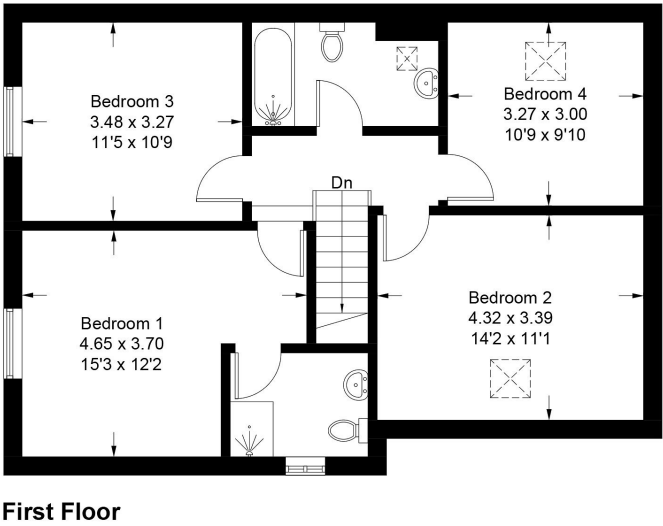
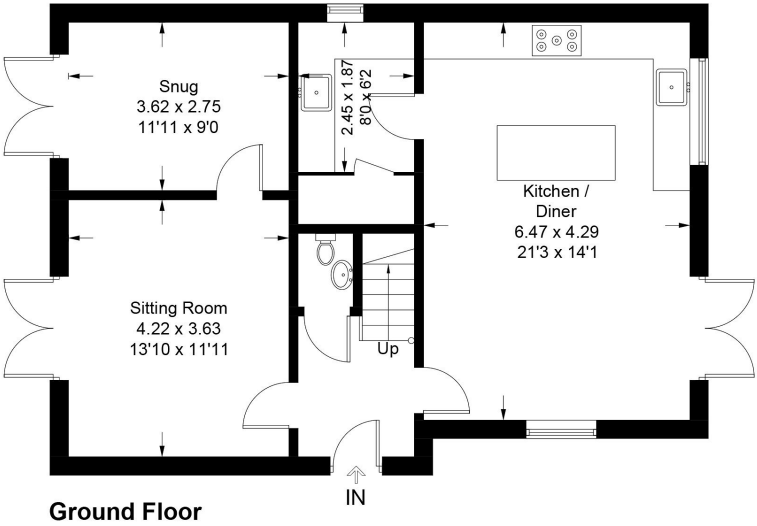
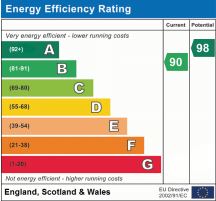


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222241)



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.