



Ivy Cottage, Spring Lane Thrupp, STROUD, Gloucestershire, GL5 2DT  
Guide Price £295,000



## Ivy Cottage, Spring Lane Thrupp, STROUD, Gloucestershire, GL5 2DT

Nestled in a secluded spot on Spring Lane, lies this charming detached home with two bedrooms and sweeping south-westerly views from the garden. Inside, the layout includes a porch, ground-floor WC/utility room, dining room, sitting room, kitchen, two bedrooms, and a family bathroom. The property features terraced gardens, providing a beautiful outdoor space, along with convenient parking and garage facilities.

PORCH, STORAGE, UTILITY/CLOAKROOM, DINING ROOM, SITTING ROOM, KITCHEN, TWO BEDROOMS, FAMILY BATHROOM, TERRACED GARDENS, TWO SHEDS, POND, GARAGE, PARKING, VIEWS, GAS CENTRAL HEATING, SOUTH-WESTERLY VIEWS



Viewing by appointment only

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

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### Description

Tucked away on Spring Lane, Ivy Cottage enjoys a peaceful setting with panoramic views of the surrounding valley. The charming two-story home boasts a spacious, light-filled layout featuring a variety of character elements. The ground floor includes a porch, utility/cloakroom, dining room, well-equipped kitchen and a cosy sitting room with exposed beams, a wood burner, and a sliding door that opens to the garden. The kitchen has a range of wall and base units, along with a built-in oven and hob. A staircase from the kitchen leads to the first floor, where there are two bedrooms with built-in wardrobes and views of the front garden. The first floor also houses a family bathroom.

### Outside

The private terraced garden at Ivy Cottage is a true asset to this property. At the top, a spacious patio offers stunning views of the garden and the surrounding valley. A pathway guides you down to the lower terrace where you will find a wildflower meadow, well-maintained shrub borders, and a tranquil pond. Two storage sheds are conveniently placed—one near the house and the other at the bottom of the garden. The property also includes parking for two cars and a garage located about 100 metres from Ivy Cottage.

### Location

Thrupp has a well-established primary school and is home to the prestigious Stroud Brewery which is renowned for its organic beer and wood fired pizzas. Nearby Brimscombe benefits from a local convenience store, a well-established primary school, a pub, hairdressers, indoor skate park and football facilities as well as takeaway food options. Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market 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 over the roundabout and through the lights at Bowbridge. Continue along the road for just over a mile passing the turning next to 'Stroud Foot Clinic'. Take the next left after the car garage onto Brewery Lane, go up the hill a short way and turn left into Spring Lane. The property can be found a short way along on the left hand side as indicated by our "For Sale" board.

### Services

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

### Agents Note

Agents Note – Please note that Ivy Villa has a right of access across Ivy Cottage. Please ask for further information about this.

### Local Authority

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



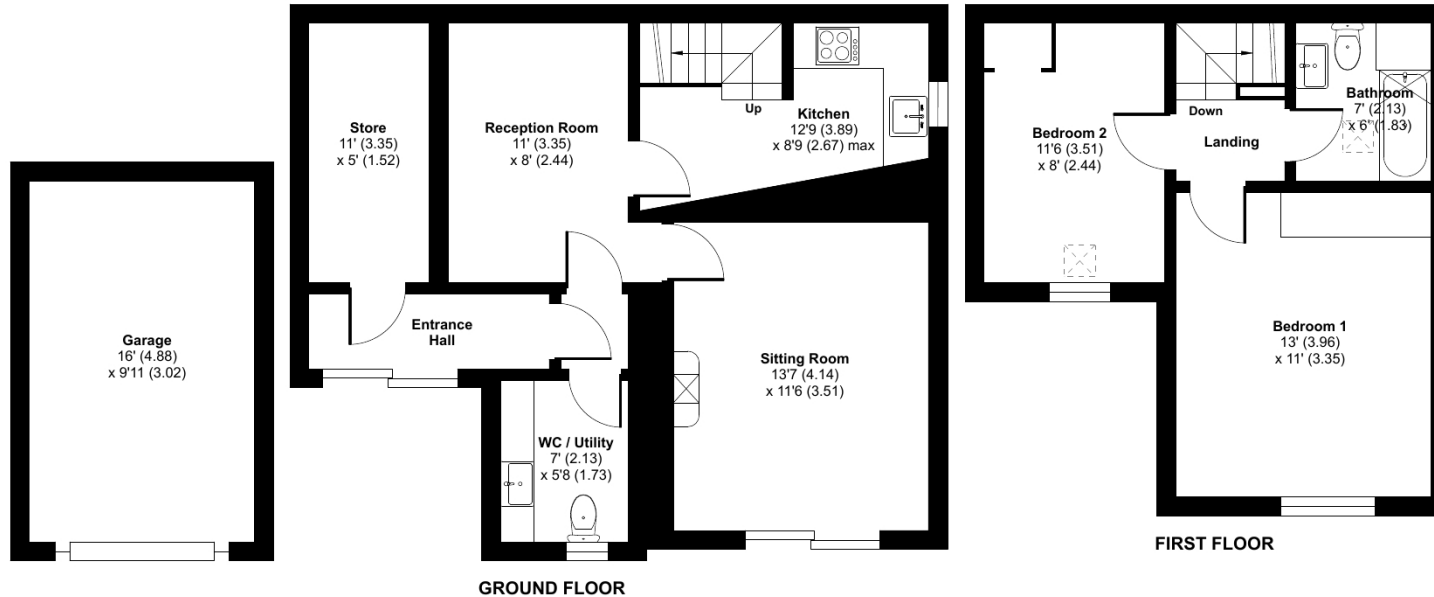
# Spring Lane, GL5

Approximate Area = 897 sq ft / 83.3 sq m

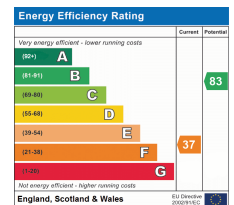
Outbuilding = 160 sq ft / 14.9 sq m

Total = 1057 sq ft / 98.2 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: 1118917



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.