



Pad Cottage, Butterrow Hill, Stroud, Gloucestershire, GL5 2LF
Guide Price £573,000



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A delightful Cotswold stone character property with stunning views across Stroud and the Golden Valley. Pad Cottage offers four versatile bedrooms with views, family bathroom and two further separate WC's, a spacious hallway, family kitchen/dining room, conservatory and a good sized sitting room. It is complimented by gardens, gated parking for several cars and an enclosed car port.

ENTRANCE HALLWAY, SITTING ROOM WITH WOOD BURNER, CONSERVATORY, KITCHEN/DINING ROOM, REAR LOBBY, GROUND FLOOR WC, FAMILY BATHROOM, STAIRS LEADING TO BEDROOM 1, LANDING, SEPERATE WC, THREE FURTHER DOUBLE BEDROOMS, GAS CENTRAL HEATING, DOUBLE GLAZING, MATURE GARDENS, PAVED PATIO, LAWN AREA, GATED ACCESS TO OFF STREET PARKING, CAR PORT AND STUNNING VIEWS ACROSS THE GOLDEN VALLEY AND STROUD TOWN.



Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk



Description

Pad Cottage is a charming attached character property with excellent access to Stroud Town centre and all its amenities and transport links. The accommodation which is arranged over two floors comprises, an entrance door leading to a spacious hallway with wooden parquet flooring and a large cupboard, a newly renovated kitchen/dining room with integrated kitchen appliances, stone floor and amazing views across the valley towards The Heavens. A rear lobby with doors off to the modern family bathroom, separate WC and stairs to bedroom one with two large built in storage cupboards and views. Off of the lobby there is a door through to the enclosed carport with plumbing for a washing machine and scope to create a utility space. The sitting room is a good sized living space with a wood burner, parquet flooring and an open plan staircase, windows offer views across the valley and there is a door through to the conservatory. The first floor offers a landing, separate WC and three double bedrooms. Further benefits include gas central heating, newly installed double glazing and many character features throughout.

Outside

The level and mature garden takes in the stunning views across the Golden Valley and Stroud Town. There is a small lawn area, paved patio which is an ideal sitting spot, an array of shrubs and plants and a pathway which leads to the entrance door and conservatory. A five bar gate gives access to the off street parking for several cars and the car port.

Location

Butterrow and nearby Rodborough benefit from two well-established primary schools, two churches, parks and play areas, various village pubs and of course the Common whilst Bowbridge has a pub, vets, car show rooms and a petrol station. 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 at. The "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 continue over the roundabout. Upon reaching the traffic lights, turn right onto Butterrow Hill and go through the traffic calming. Follow the road round and over the railway bridge, go round the left hand bend and as the road straightens up the property can be found on the left hand side as denoted by our for sale board.

Tenure

Freehold

Council Tax Band

Band = E

Services

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

Local Authority

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

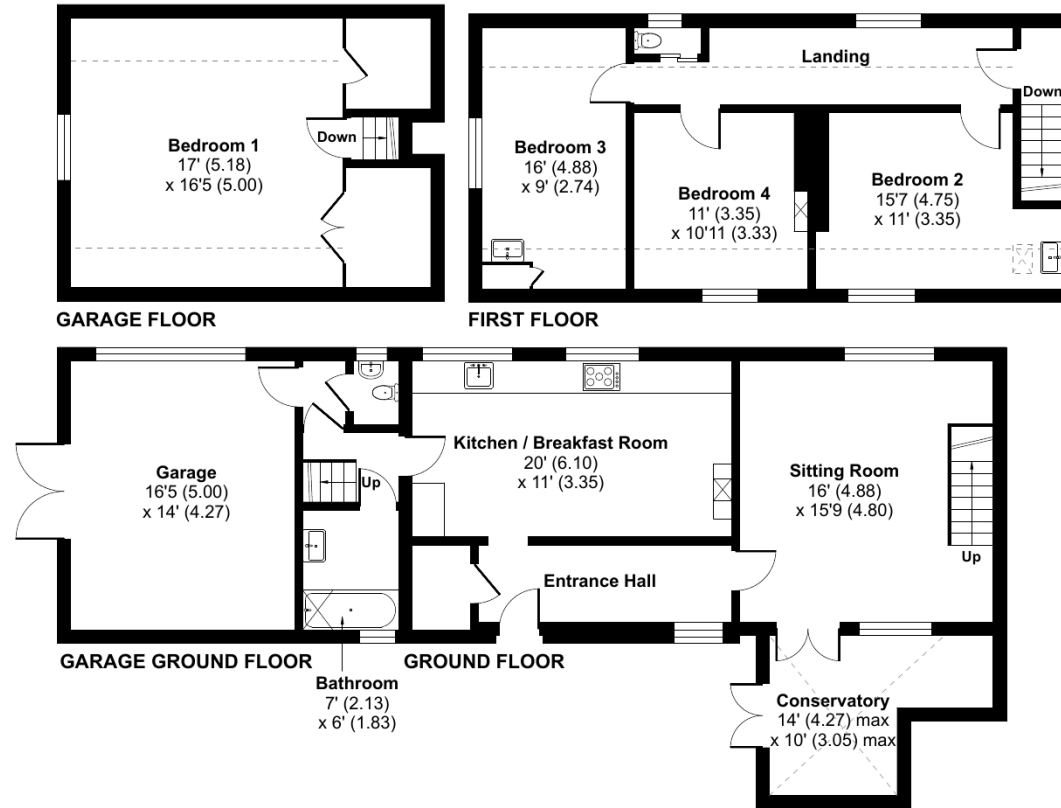




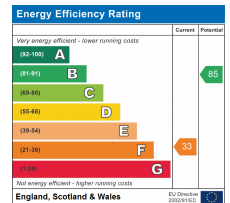
Butterrow Hill, Stroud, GL5

Approximate Area = 1249 sq ft / 116 sq m
 Limited Use Area(s) = 336 sq ft / 31.2 sq m
 Garage = 444 sq ft / 41.2 sq m
 Total = 2029 sq ft / 188.4 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: 1097952



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.