



Homelea, Church Road, Cainscross, Stroud, Gloucestershire, GL5 4JE  
Price Guide £375,000

**PETER JOY**  
Sales & Lettings



## Homelea, Church Road, Cainscross, Stroud, Gloucestershire, GL5 4JE

A detached bungalow requiring modernisation in a quiet location overlooking church grounds in popular Cainscross with three bedrooms, a 19' sitting/dining room, parking and a level garden offered to the market with no onward chain.

ENTRANCE HALL, 19' SITTING/DINING ROOM, KITCHEN, BATHROOM, THREE BEDROOMS, ADDITIONAL CONNECTING ROOM TO THE LARGEST BEDROOM WITH POTENTIAL TO BE FINISHED AS AN EN SUITE SHOWER ROOM, PARKING AND LEVEL GARDENS, CHAIN FREE.



Viewing by appointment only

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

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#### Description

Homelea is a detached bungalow set in a private position at the end of a long drive at popular Cainscross. This quiet level location is well away from passing traffic and is conveniently placed for local shops and amenities. The property is built using traditional methods under a pitched roof with accommodation arranged over one floor. It is now in need of modernisation, but offers a prospective buyer a unique opportunity to refurbish a property to their own taste and standard.

Originally, the accommodation comprised an entrance hall, sitting/dining room, kitchen, bathroom and two bedrooms. This has subsequently been extended, with the addition of a bedroom with en suite shower room. This has basic plumbing pipes installed but is not yet fitted, and a buyer may choose to finish this space as planned by the previous occupant or remove the internal wall and create another reception room, or a kitchen/breakfast room (subject to relevant planning permission and building regulations approval). The property is available with no onward chain, and we expect it to be very popular with buyers looking to create a comfortable home in a quiet, convenient spot.

#### Outside

The property benefits from a good level plot, and parking for several vehicles, with a total plot size of some 0.2 acres. Part of this acreage is a long winding drive that leads to the property, with space to park several vehicles at the front. The garden is then to the front, side and rear of the bungalow. A path leads to the front door though a level lawn. This extends to the side of the property and there is adequate space here to create a large garage, subject to planning permission. The rear garden is also level, with mature conifers and a greenhouse found here. There is open view over the grounds of neighbouring St Matthews church at the front.

#### Location

The property is well placed for local amenities. Cross Westward Road and walk down into Frome Gardens to pick up the canal towpath, just a short walk from amenities at The Wharf including a bistro, bar, and beauty salon. The house is also close to three supermarkets and good schools, with a playing field just on the other side of the canal. Stroud town is within easy reach and 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), Swindon (25 miles) and junction 13 of the M5 are all within comfortable driving distance.

#### Directions

From Stroud take the A419 Cainscross Road. Continue past Homebase on your left hand side. As the road straightens proceed past the schools on your right and the school sports hall on your left. Take the second exit straight over the roundabout and continue through the traffic lights. Pass Frome Gardens on your left and take the next right hand turn into Church Road. Turn left immediately after the church into a private drive and the property can be found at the end.

#### Property information

The property is freehold. Gas central heating, mains electricity, 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 ultrafast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

#### Agents Note

The property owns the drive leading from the road to the property but neighbouring properties have a right of vehicular and pedestrian access over it.

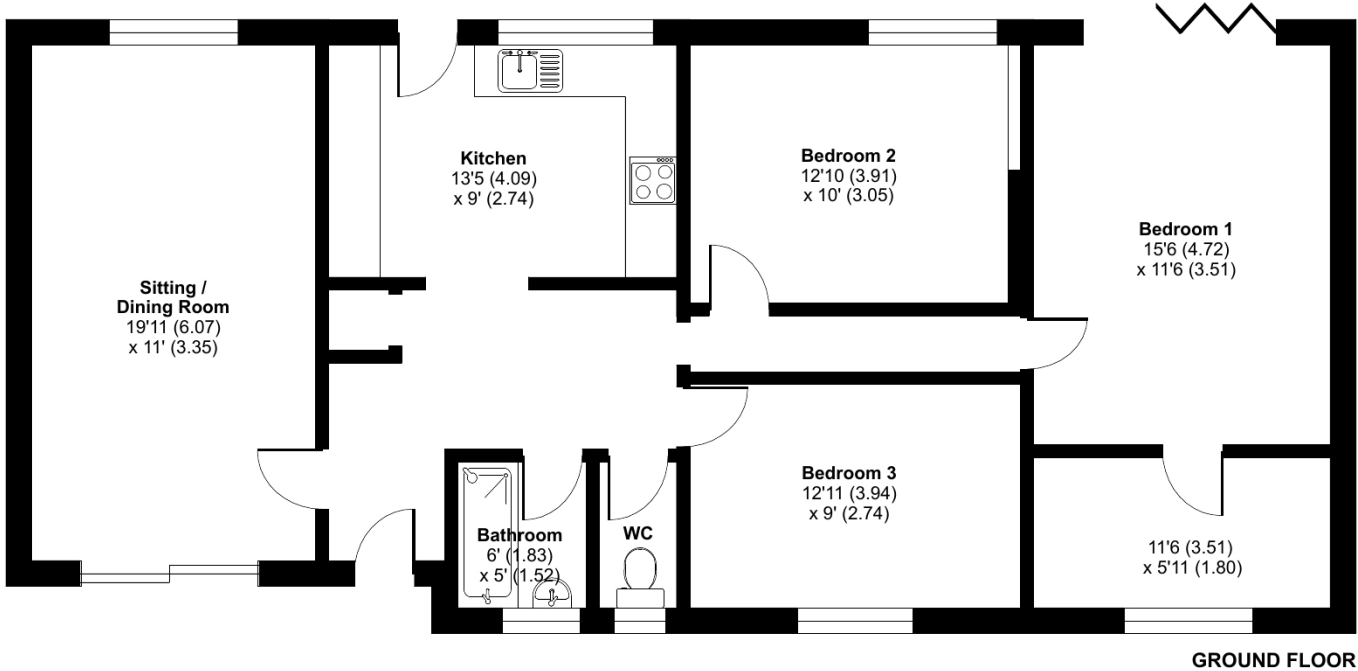
#### Local Authority

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

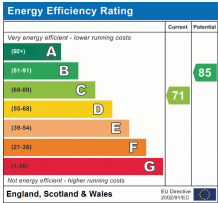


# Homelea, Church Road, Stroud, GL5

Approximate Area = 1068 sq ft / 99.2 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: 1218069



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.