



Hergest Ridge London Road, Brimscombe, Stroud, Gloucestershire, GL5 2TW
Guide Price £550,000

PETER JOY
Sales & Lettings



Hergest Ridge London Road, Brimscombe, Stroud, Gloucestershire, GL5 2TW

A substantial detached extended Victorian house in an elevated position to the east of Stroud with lots of living space, a large garden and a superb outlook over the Golden Valley.

PORCH, ENTRANCE HALL, FOUR RECEPTION ROOMS, 18' KITCHEN/BREAKFAST ROOM, CLOAKROOM/W.C, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, OFF STREET PARKING FOR SEVERAL CARS, TWO SINGLE GARAGES, CAR PORT, LARGE GARDENS WITH A TOTAL PLOT SIZE OF .38 ACRES.

Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk



Description

Hergest Ridge is a substantial detached house situated in an elevated spot a few miles east of Stroud centre at Brimscombe. This location, high on the sunny side of the Golden Valley, allows for a superb outlook to woodland and countryside, but is also very practical. There are several well regarded schools within easy reach, and canal side walks just across the road, with a great network of cafes, pubs and social spaces along the Stroudwater canal. The property is very much a classic Victorian double fronted villa style house. It has been extended over the years and now offers lots of great family space, with the accommodation arranged over two floors.

This comprises a porch, entrance hall, sitting room with fireplace and wood burning stove, dining room, 18' kitchen/breakfast room, another reception room and a cloakroom/W.c on the ground floor. A staircase leads up from the hall to a large landing, with a principal bedroom with en suite shower room, family bathroom and three further bedrooms on this floor. The south facing aspect means that the house is light, and the windows at the front take in the super view over the Golden Valley.

Outside

The property is set within 0.38 of an acre. This includes gardens to the front and rear, garaging and parking. The front garden is terraced, with planted borders with an array of shrubs, plants and fruit trees. The current owners have created a productive organic vegetable garden in the lower front garden. There is a driveway which leads to off street parking for several cars, two single garages, a car port and a shed. Steps then lead up to the house, with a level area here - the perfect spot for a table and chair set to sit and take in the very special outlook over the valley. To the rear of the property is a useful covered area which gives access to the house and rear garden. This large area stretches up away from the house and is mainly laid to lawn. There is further potential with the outside space to develop with possible studios, outhouses or additional garages and parking (subject to the usual planning consents and permissions).

Location

The property is next door to Charlea Gardens - 1.65 acres of community owned land, with a footpath at the rear of the house that takes you to the gate of this lovely wild garden area. Amenities at Brimscombe include a post office, general store and a good primary school, with other well regarded schools nearby at Chalford, Eastcombe, Bussage and Thrupp. Stroud town is approximately 2 miles distant with a wider range of shops and amenities, community and primary schooling, 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 (18 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud take the A419 London Road towards Cirencester. After a couple of miles you will pass the turning for Toadsmoor Hill and then you come to a large lay by on the left hand side just past the Pavilion Indian restaurant, the property can be found a little further down the London Road on the left hand as denoted by our for sale board.

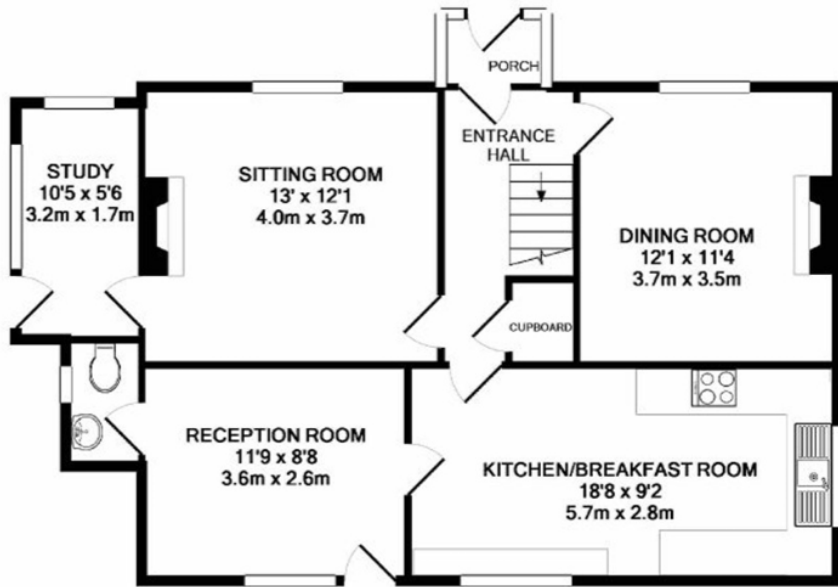
Property Information

The property is Freehold. The council tax band is D. We are informed that all mains services are connected to the property. 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, but reception may be limited inside the property.

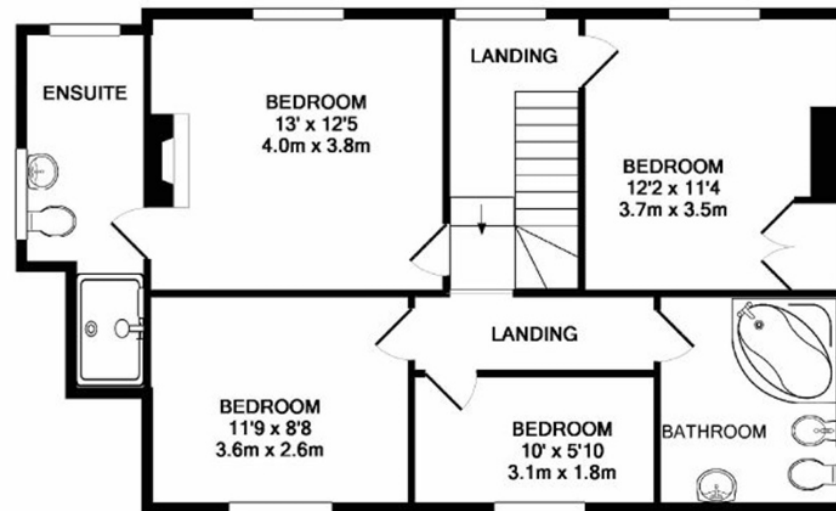
Local Authority

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



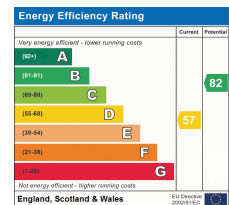


GROUND FLOOR
 APPROX. FLOOR
 AREA 740 SQ.FT.
 (68.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 720 SQ.FT.
 (66.9 SQ.M.)

HERGEST RIDGE, LONDON ROAD, BRIMSCOMBE, GL5 2TW
 TOTAL APPROX. FLOOR AREA 1460 SQ.FT. (135.6 SQ.M.)
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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.