



71 Bowbridge Lane, Stroud, Gloucestershire, GL5 2JL  
£600,000

**PETER JOY**  
Sales & Lettings





## 71 Bowbridge Lane, Stroud, Gloucestershire, GL5 2JL

A unique opportunity for a prospective buyer to create a first class detached home to their own taste and standard in a superb position between town and countryside in ever popular Bowbridge Lane with five bedrooms, parking and garage and a lovely view (Draft details)

PORCH, INNER HALL, CLOAKROOM/W.C, 16' KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 28' OPEN PLAN SITTING/DINING ROOM, FURTHER 18' RECEPTION ROOM, FIVE BEDROOMS, WORKSHOP AND STORE ROOM, 20' GARAGE, PARKING AND A GARDEN.



Viewing by appointment only

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

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### Description

71 Bowbridge Lane is a substantial detached house situated between town and countryside in this popular road on the outskirts of Stroud. The property is in need of renovation but offers a prospective buyer a unique opportunity to create a brilliant home to their own standards on the edge of this thriving, inclusive town, with the shops, amenities and train station within easy reach.

The property is arranged over three floors and offers over 2800 sq.ft. of accommodation, much of which enjoys a superb outlook over neighbouring fields and the valley beyond. The flexible layout means that the property could be renovated and used in a number of ways, with plenty of space for multi - generational living, or a large work from home space, perhaps on the lower level. An entrance area, inner hall, cloakroom/w.c, 16' kitchen/breakfast room, utility room and two open plan reception rooms that connect to make a super 28' living space are on the first floor. There is a large bay window on the south side of the building, and the view here is really rather special. A bedroom, 18' reception room, 16' workshop and a store room are on the lower ground floor, with four bedrooms and a bathroom at the top of the house, on the first floor. There's all the space most buyers will ever need, and the lovely location will reward the investment they make.



### Outside

The property benefits from a 20' garage with parking to the front and a garden at the rear of the house. The garage has a personal door at the rear and this leads to a side area with steps down to the garden behind. This private space can also be accessed from steps leading down from the first floor or from glazed sliding doors in the lower ground floor reception room. This area is in need of clearance and landscaping but could be clearly be a super garden.

### Location

Stroud town centre which is a short walk away along with canal-side walks offers a wide range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and an award winning weekly farmers' market. There is also a main line railway station with Intercity services connecting with London (Paddington). Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within 30 miles proximity. Junction 13 of the M5 motorway is also within easy driving distance.

### Directions

From Stroud take the A419 towards Cirencester. Leave the town, passing Waitrose on your left. Pass the turning from Park Road on your left, and turn left into Bowbridge Lane at the traffic lights. The property can be found a little way up on the right hand side, set down a track on the left, as indicated by our For Sale board.



### Agents Note

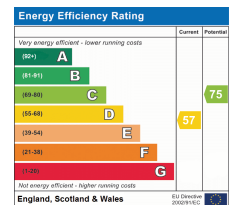
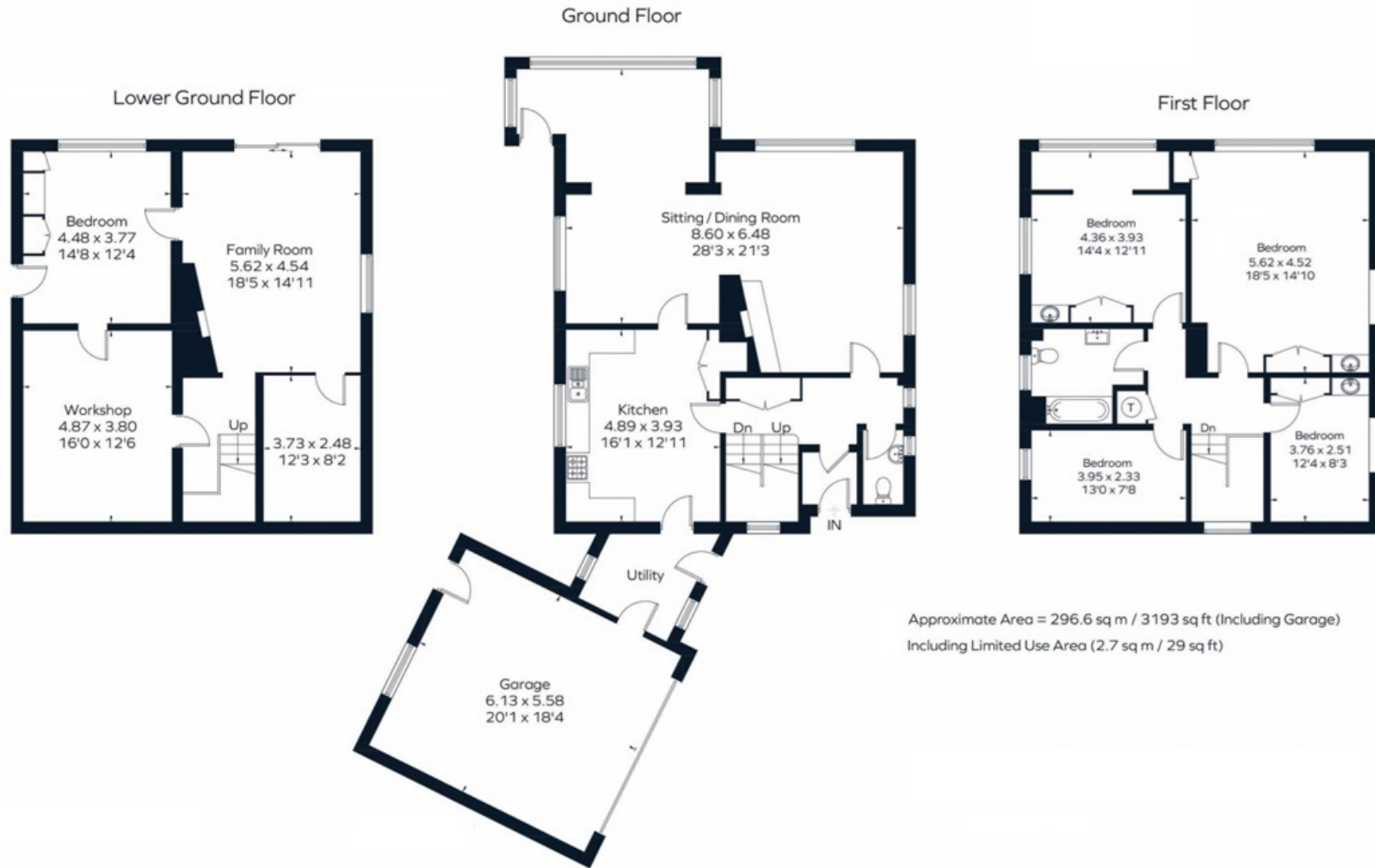
There are some signs of movement at the rear and side of the property. The owner has been very diligent and commissioned both a full building survey and a structural engineers report. They now feel comfortable that they understand the reasons for this, and how best to resolve it. These reports are available for perusal - please contact the office for more information,

### Property Information

The property is freehold. Services TBC. The council tax band is F. 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)

### Local Authority

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



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.