



1 The Limes, Frome Avenue, Stroud, Gloucestershire, GL5 3JZ  
Offers Over £650,000

**PETER JOY**  
Sales & Lettings





## 1 The Limes, Frome Avenue, Stroud, Gloucestershire, GL5 3JZ

An imposing Victorian red brick house in a private road in the ever popular parish of Rodborough with c.2000 sq.ft. of carefully renovated, characterful living space comprising three reception rooms, a statement kitchen/family room, four bedrooms and three bathrooms, all expertly finished to a high standard and complemented by parking for several cars and a level rear garden, available now with no onward chain.

ENTRANCE HALL WITH MINTON TILED FLOOR, TWO RECEPTION ROOMS, STATEMENT 21' KITCHEN/DINING ROOM WITH BREAKFAST PANTRY AND BI-FOLD DOORS THAT OPEN TO CONNECT WITH THE GARDEN, FURTHER GROUND FLOOR ROOM WITH A SEPARATE ACCESS AND CLOAKROOM/W.C TO MAKE AN IDEAL WORK FROM HOME SPACE, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, GUEST BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, TWO FURTHER DOUBLE BEDROOMS, STUDY, GRAVELLED PARKING AREA AND BEAUTIFULLY FINISHED REAR GARDEN.

Viewing by appointment only

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

t: 01453 766333

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### Description

1 The Limes is a imposing Victorian semi detached character property situated in a quiet private no through road a mile from Stroud in the ever popular parish of Rodborough. This location is very much part of the thriving local community, and allows for easy access to the shops, amenities and train station of the town, with hundreds of acres of National Trust land found up the hill at Minchinhampton and Rodborough commons. This handsome property is a wonderful example of the vernacular, built using traditional methods from red brick with Cotswold stone lintels and mellow brick detailing. It has recently been the subject of a clever, comprehensive renovation programme which offers one lucky buyer the best of both worlds – a substantial character home with the benefits of modern plumbing, heating, wiring and fittings.

It is immediately clear that the property has been finished to a remarkably high standard. A welcoming entrance hall with original Minton tiled floor, inner hall, 14' sitting room with panelling, family room with a media wall and a first class 21' kitchen/dining room with a breakfast pantry and bi-fold doors that open to connect the kitchen with the garden are on the ground floor. In addition, there is a side hall that leads to a cloakroom/w.c and another room. This useful space could serve as another bedroom, reception room or as a private work from home space, as a door in the side hall allows access without needing to pass through the main house. A grand staircase leads up from the hall to a light, airy landing. Two double bedrooms, a beautifully appointed bathroom and a study are on this floor. The best bedrooms, however, are at the top of the house - two large double rooms, both with en suite shower rooms, serving as perfect principal and guest bedrooms, the former fitted with clever hidden wardrobes. There is so much to take in, and high quality fittings have been used throughout the house - the owner clearly has an eye for property design and styling. Available with no onward chain, and an absolute must for your viewing list.

### Outside

Considerable thought and care has gone into the design of the external spaces too. The sunny rear garden has been completely re built, with a real focus on the connection between the inside and outside. Fold open the bi-fold doors and the two areas combine - indeed the flooring continues out from the kitchen into the paved area of the garden, reinforcing the continuation. This paving leads on to a level lawn area, with a raised border edge and modern wooden fencing above this. A paved area is at the end of the lawn, the ideal spot for a table and chair set, and a path leads back to the glazed door of the family room. External lighting highlights this space, and a gate on the side leads to the front driveway. There is space for up to three cars here - always welcome in Rodborough, where many properties have no allocated parking of their own.

### Location

The property is in the parish of Rodborough, with two good primary schools, shops and a great pub within easy reach. Nearby Stroud town has a wide 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

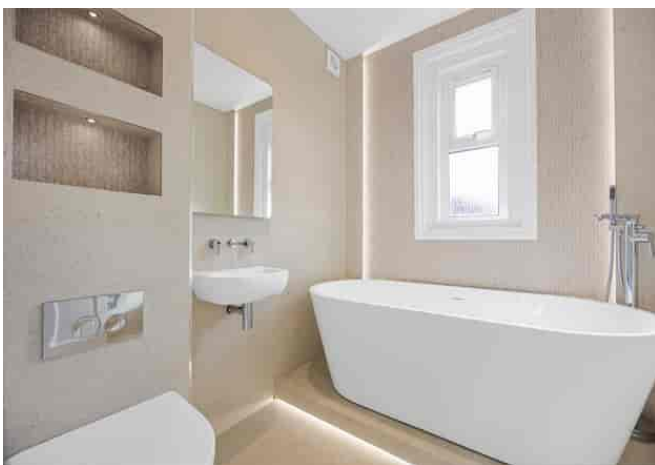
From Stroud centre take the A46 Bath Road towards Nailsworth. Pass the traffic lights by the Clothiers Arms and continue. Look out for the turning for Frome Avenue on the right, and turn into this private road. The property is found a little way down on the left.

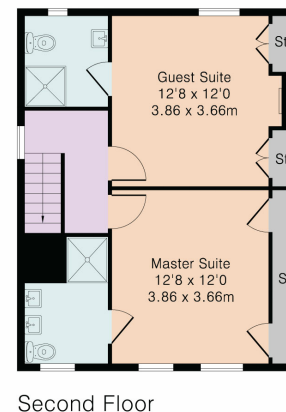
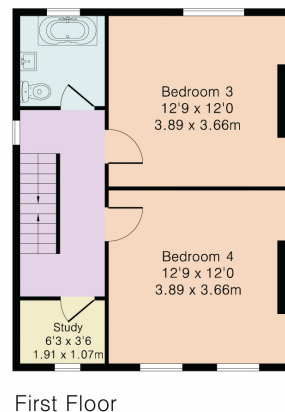
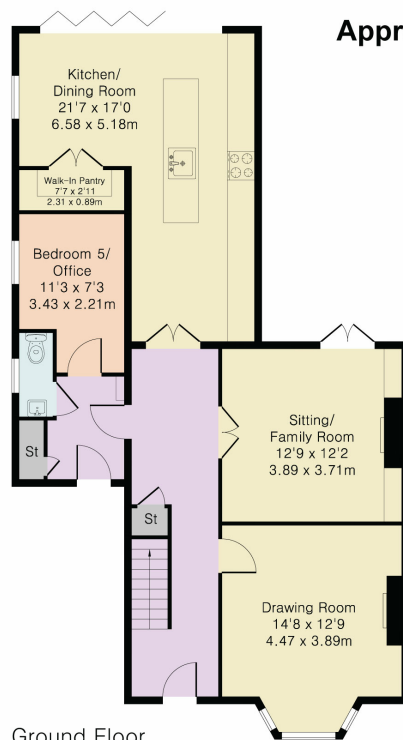
### Property information

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have good data and voice calling service from all major mobile providers, although service when inside the house may be limited.

### Local Authority

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





**Approximate Gross Internal Area 1947 sq ft - 181 sq m**

Ground Floor Area 967 sq ft – 91 sq m

First Floor Area 490 sq ft – 45 sq m

Second Floor Area 490 sq ft – 45 sq m

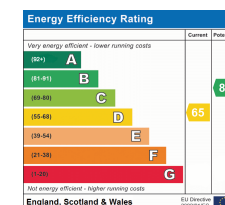


PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

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