



Mill Bank Lodge, Mill Farm Drive, Stroud, Gloucestershire, GL5 4LA  
Guide Price £585,000





## Mill Bank Lodge, Mill Farm Drive, Stroud, Gloucestershire, GL5 4LA

A beautifully presented three-bedroom detached home, tucked away in a quiet cul-de-sac. This spacious, well-maintained property offers generous, well-proportioned accommodation all on one level. Additional features include a useful workshop, a garage, and a separate home office—ideal for remote working or creative pursuits. Further benefits include ample off-road parking and a convenient location close to local amenities.

ENTRANCE HALLWAY, MODERN KITCHEN, CONSERVATORY/DINING ROOM, UTILITY, SITTING ROOM, THREE BEDROOMS, MAIN BEDROOM WITH EN-SUITE, FAMILY BATHROOM, LARGE LOFT SPACE WITH POTENTIAL TO CONVERT, PARKING, GARAGE, VERSATILE OFFICE SPACE, LARGE WORKSHOP, SOLAR PANEL WITH BATTERY STORAGE, MATURE LOW MAINTENANCE GARDEN.

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

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### Description

Located at the end of a quiet cul-de-sac, this three-bedroom detached bungalow offers spacious, well-proportioned accommodation all on one level. The property includes a workshop, garage, and a versatile office space. A generous entrance hallway provides access to all rooms, setting the tone for the rest of the home. The sitting room is a cosy and welcoming space, featuring a large front-facing window and French doors that open onto the front terrace. The modern kitchen is fitted with a range of wall and base units, granite worktops, a central island, and freestanding and integrated appliances. Just off the kitchen is a bright dining area/conservatory with French doors leading out to the rear garden—ideal for entertaining or everyday family living. A separate utility room is accessed from the hallway and includes a door to the rear garden along with a convenient cloakroom. As shown in the floor plan, the property offers three generously sized bedrooms. One benefits from an en-suite shower room, while the remaining two share a family bathroom. The home also features a large loft space, offering potential for conversion subject to the necessary planning consents.

### Outside

Outside, the front of the property offers ample off-road parking for several vehicles, along with access to the garage. A fully insulated and heated workshop provides a useful space for hobbies or storage. The front garden is mainly laid to lawn, with well-tended planted borders. Steps to the side of the property lead to the rear garden and to a separate home office, situated above the garage. This versatile space is insulated, powered, and fitted with Velux windows—ideal for home working, a studio, or additional storage. The rear garden features mature, well-stocked borders and a decked seating area, perfect for relaxing or entertaining.

### Location

The property is situated 1.5 miles West of Stroud. There are shops and amenities close by with Archway, Marling and Stroud High School in easy reach at Cainscross. Stroud town is only a short drive away and was recently voted "Best place to live in the UK 2021" by the Sunday Times. There is a great community here that 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 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 benefits from a leisure and sports centre, a cinema and a main line railway station, with a regular direct London (Paddington) service. Nailsworth (4 miles) Cirencester (11 miles), Cheltenham (14 miles) and Swindon (26 miles), are all within comfortable driving distance. Junction 13, M5 motorway is approximately 8 miles distant.

### Directions

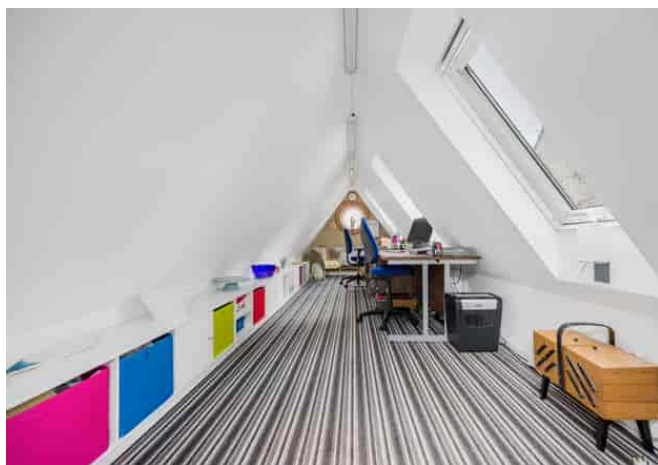
From Stroud, take the A419 west to Cainscross and at the roundabout, take the third exit into Paganhill Lane. Follow up the hill, passing the fire station on your left, and take the left turn into Mill Farm Drive shortly after. Continue all the way all Mill Farm drive and the property can be located on the right noted by a For Sale sign.

### Property Information

The property is freehold. Gas central heating, mains electricity, drainage and water. The property has installed solar panels with battery storage. 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 superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house

### Local Authority

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



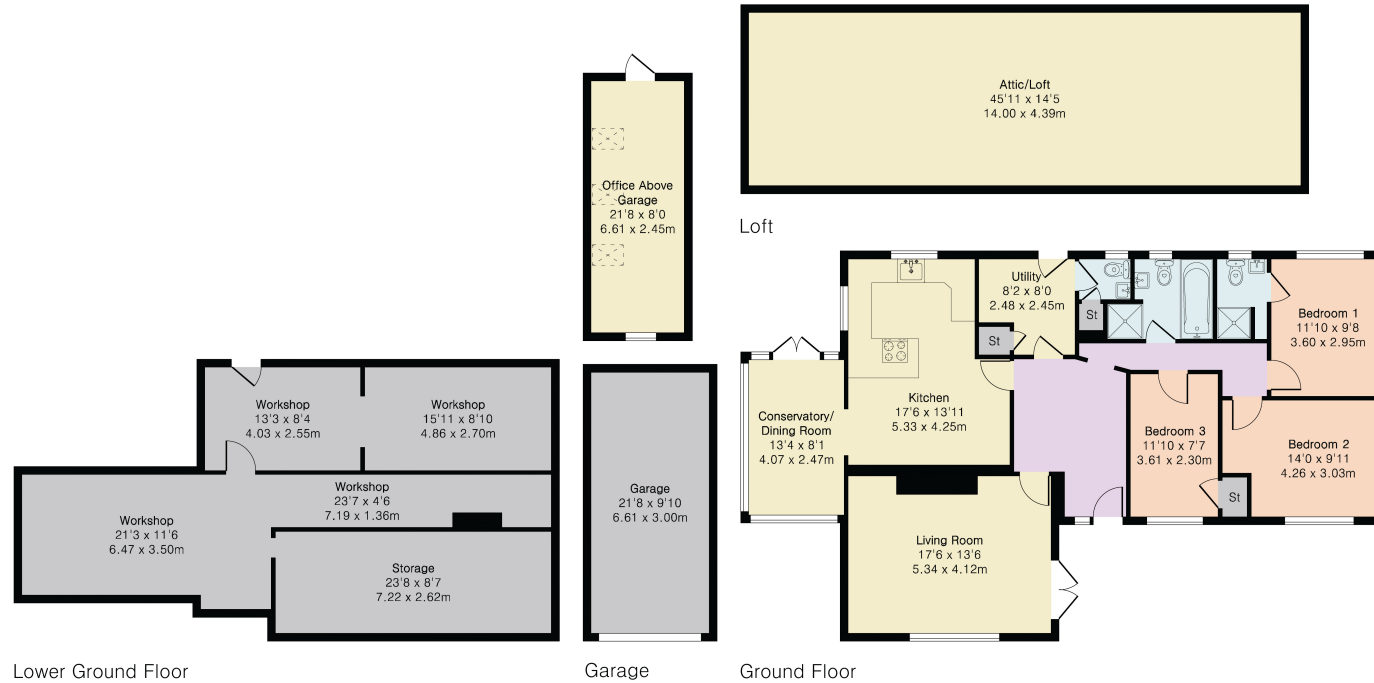
**Approximate Gross Internal Area 2669 sq ft - 247 sq m  
(Excluding Garage)**

Lower Ground Floor Area 780 sq ft – 72 sq m

Ground Floor Area 1227 sq ft – 114 sq m

Loft Area 662 sq ft – 61 sq m

Garage Area 376 sq ft – 35 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) <b>A</b>		
(81-90) <b>B</b>		
(69-81) <b>C</b>		
(55-69) <b>D</b>		
(39-55) <b>E</b>		
(21-39) <b>F</b>		
(1-21) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.