



3 Smythe Meadow, Brownshill, Stroud, Gloucestershire, GL6 8SH
£695,000



3 Smythe Meadow, Brownhill, Stroud, Gloucestershire, GL6 8SH

A beautifully presented, recently renovated detached house in a superb hillside location at ever popular Brownhill with four bedrooms, a first class 26' kitchen/family room, parking for three cars and a landscaped, private rear garden.

ENTRANCE HALL, 15' SITTING ROOM WITH WOOD BURNING STOVE, 26' KITCHEN/FAMILY ROOM WITH CONTEMPORARY FITTINGS AND BI-FOLD DOORS THAT OPEN TO THE GARDEN, CONNECTING SNUG/RECEPTION ROOM, UTILITY ROOM, CLOAKROOM/W.C, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, INTEGRAL STORE, GRAVELLED PARKING AREA AND LANDSCAPED GARDEN.



Viewing by appointment only

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

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Description

Welcome to 3 Smythe Meadow, a handsome detached modern house on a private road in a lovely hillside position at Brownhill. This is a quiet, rural location, but there is a strong sense of community locally, with good schools and amenities at neighbouring Chalford, Bussage and Eastcombe and country walks on the doorstep. The current owners saw huge potential in the property when they bought some five years ago, and embarked upon a comprehensive renovation programme upon completion. That potential has now been realised, and the resulting home is light, spacious and beautifully finished, with accommodation arranged over two floors.

You walk into a welcoming entrance hall. A 15' sitting room with mullion window and wood burning stove is on the left, with a door to the superb kitchen/family room at the rear of the hall. This superb 26' space spans the full width of the house, with bi-fold doors opening at the rear to connect the house and the garden. The owners have cleverly converted the original garage space into a snug, and this is open to the kitchen, with glazed doors to the front of the property. These connecting areas work really well together, and are just perfect for modern living. A useful utility room and cloakroom/W.c is beyond this., with part of the garage retained as a store space, accessed from the front of the house. A staircase leads up from the hall to the first floor. A landing, principal bedroom with en suite shower room, family bathroom and three further bedrooms are on this level. Every room is tastefully decorated, and high quality fittings have been used throughout the property. All in all this is a brilliant house, and an early appointment to view is highly recommended.

Outside

The owners have put careful thought and work into the renovation of the external spaces too. There is a gravelled drive with parking for three cars at the front, with a lawn to the side. A gated side access leads around to the rear garden. This is found behind the house, and is private, with a paved area directly behind the house that connects with the kitchen/family room once the bi-fold doors are open. Steps then lead up to another paved sitting area, with a good lawn beyond. Planted borders, established shrubs and trees surround the lawn, with the plot enclosed with fencing, with a grand old stone wall as the rear boundary.

Location

Brownhill is a popular hill top village a few miles East of Stroud with a church, nursery and countryside walks. It, along with the neighbouring villages of Chalford, Bussage and Eastcombe, enjoys a bustling village community, with several excellent primary schools, a superb secondary school, a post office, two pubs, a doctors surgery and shops in the area. Stroud town 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 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) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud town take the A419 London Road and continue for around three miles passing through Thrupp, Brimscombe and the turning for Toadsmoor. At the church, take the left turn onto Old Neighbourhood and take the first left onto Skaiteshill. Follow the lane round and when you reach the crossroads, take the first left into Smythe Meadow. The house then the first on the right.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. 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



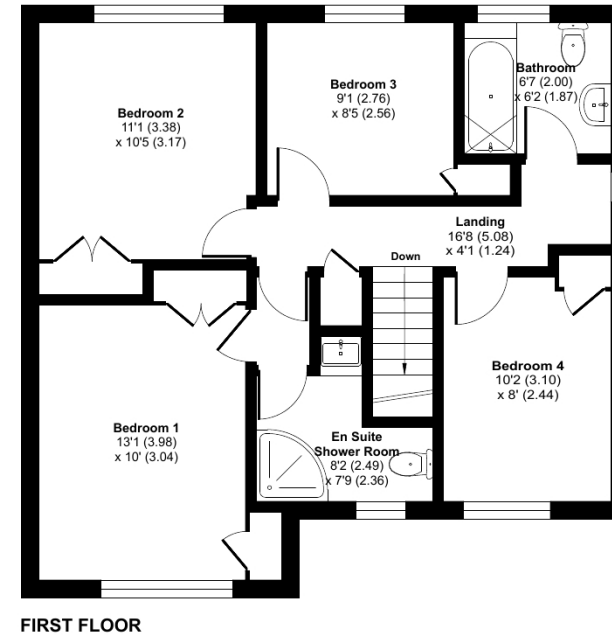
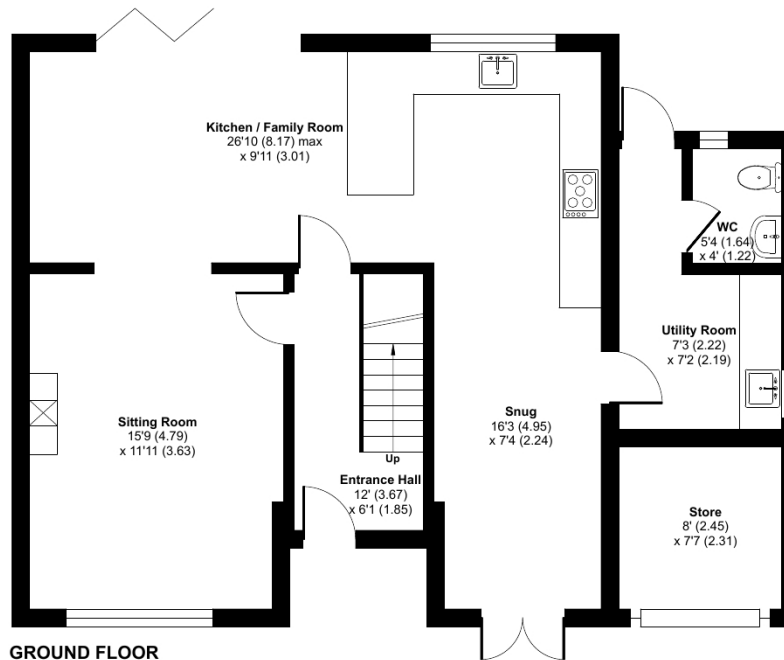
Smythe Meadow, Skaiteshill, Brownshill, Stroud, GL6

Approximate Area = 1423 sq ft / 132.2 sq m

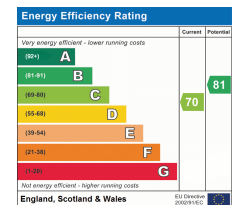
Store = 58 sq ft / 5.3 sq m

Total = 1481 sq ft / 137.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Peter Joy Estate Agents. REF: 1237425



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.