



Newholme, Cheltenham Road, Bisley, Stroud, Gloucestershire, GL6 7BJ  
Guide Price £400,000

**PETER JOY**  
Sales & Lettings



## Newholme, Cheltenham Road, Bisley, Stroud, Gloucestershire, GL6 7BJ

Spacious and well-proportioned detached family home located close to the popular village of Bisley. Good size level lawned gardens, off street parking and a garage are complemented by a spacious sitting/dining room, fitted kitchen, ground floor bathroom and three bedrooms over two floors with bedroom one to en-suite. The property is in need of some modernisation but does have the potential to be extended, subject to the usual planning consents and permissions.

ENTRANCE HALLWAY, SPACIOUS SITTING/DINING ROOM WITH SLIDING DOUBLE DOORS TO THE FRONT GARDEN, GROUND FLOOR BATHROOM, KITCHEN WITH SIDE LOBBY, FURTHER RECEPTION ROOM/BEDROOM THREE, FIRST FLOOR LANDING, TWO FURTHER BEDROOMS WITH VIEWS, STOARGE AND BEDROOM ONE IS TO EN-SUITE, ELECTRIC HEATING, DOUBLE GLAZING, NO CHAIN, LARGE LEVEL LAWNED GARDENS WITH AN ARRAY OF SHRUBS AND PLANTS, GATED OFF STREET PARKING AND GARAGE.

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

Newholme is a very well positioned detached property in need of some modernisation and comprises, an entrance hallway with doors to all other rooms, 23'8 x 11'11 sitting dining room with sliding double doors to the front garden and stairs to the first floor, ground floor bathroom with 'jacuzzi' bath, good size fitted kitchen with a side lobby leading to the rear garden. A further reception room or third bedroom can be found to the front of the property. The first floor comprises a landing, two double bedrooms with views storage and bedroom one to en-suite. Further benefits include electric heating, double glazing and being offered with no onward chain.

### Outside

Newholme offers generous level and lawned front rear garden that have been well maintained over time. The front garden offers gated off street parking for several cars and a driveway that leads to the garage, a pond and borders with an array of shrubs and plants. The rear garden is enclosed and offers a large level garden which was formally vegetable beds with a greenhouse and a pathway leading to the foot of the garden.

### Location

Bisley benefits from a village shop with post office, a well-established primary school, a church and two village pubs. This location also allows for easy access to the shops and amenities of Stroud, Cirencester and Cheltenham. 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 as well. 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 centre take the Bisley Old Road, passing the Police station and leaving town. Travel past Fennels farm and the turning for Stancombe Lane, several hundred yards along bear left at the sign that says Narrow Streets. Drive to the end of the road and take the left turning at the junction, the property is on your right hand side as denoted by our for sale board.

### Tenure

Freehold

### Services

The vendor has informed us that mains electric and sewerage is connected.

### Council Tax Band

Band = D

### Local Authority

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



# Newholme, Cheltenham Road, Bisley, Stroud, GL6

Approximate Area = 1096 sq ft / 101.8 sq m (includes garage)

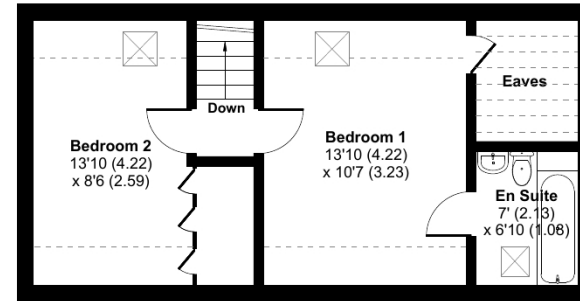
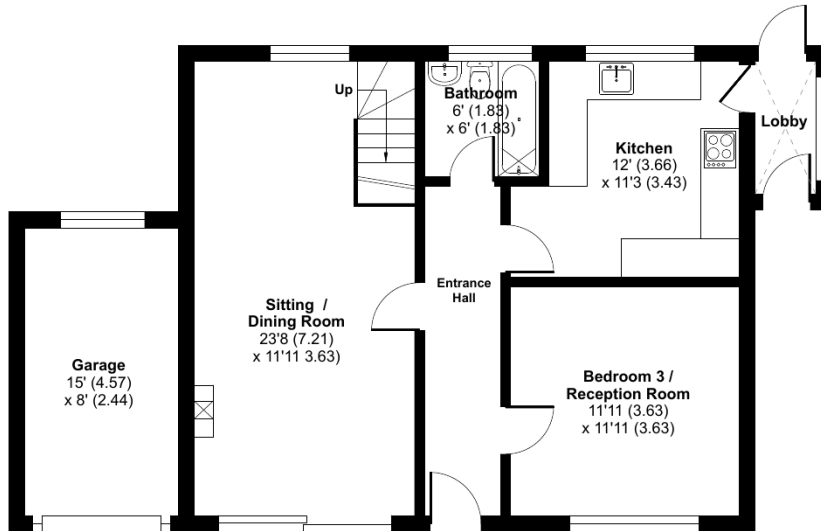
Limited Use Area(s) = 117 sq ft / 10.8 sq m

Total = 1213 sq ft / 112.6 sq m

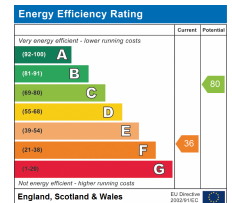
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 991161



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.