



123 Thrupp Lane, Thrupp, Stroud, Gloucestershire, GL5 2DQ
Guide Price £870,000

PETER JOY
Sales & Lettings



123 Thrupp Lane, Thrupp, Stroud, Gloucestershire, GL5 2DQ

Delightful detached character family home with fantastic, and well proportioned living accommodation arranged over two floors with four bedrooms, private courtyard, amazing westerly views, off street parking for two cars and a double garage with a superb home office/studio above measuring 19'7 x 19'6 and private gardens of 0.58 of an acre with fantastic potential for sustainable living or further development (subject to planning). Gardens of this size are extremely rare for a property so centrally located in Stroud.

ENTRANCE DOOR VIA THE PRIVATE COURTYARD, SPACIOUS ENTRANCE HALLWAY, GROUND FLOOR WC, UTILITY ROOM, FOURTH BEDROOM, FANTASTIC 27'0 x 11'0 SITTING ROOM WITH A WOOD BURNER, CHARMING SUN ROOM WITH A WESTERLEY ASPECT, KITCHEN/BREAKFAST ROOM WITH A FITTED KITCHEN, GOOD SIZE LANDING, THREE DOUBLE BEDROOMS WITH THE MASTER TO EN-SUITE AND A DRESSING ROOM, FAMILY BATHROOM, SEPARATE WC, DOUBLE GLAZING, GAS CENTRAL HEATING, OFF STREET PARKING FOR TWO CARS, DOUBLE GARAGE, 19'7 x 19'6 HOME OFFICE/STUDIO, CHARMING PRIVATE COURTYARD, ORCHARD, PAVED PATIO LEADING TO THE MAJORITY OF THE 0.58 OF AN ACRE WITH HUGE POTENTIAL FOR SELF SUFFICIENCY OR A VARIETY OF USES.

Viewing by appointment only

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

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Description

Charming character home with 0.58 of an acre gardens and superb views with the accommodation comprising, a spacious entrance hallway, ground floor WC, useful utility room, fourth bedroom, superb 27'0 x 11'0 sitting room with a wood burner and leading to the westerly facing sun room which is the ideal spot to sit and take in the views and sun sets and a kitchen/breakfast room with fitted kitchen which overlooks the private courtyard. The first floor offers a landing, lovely dual aspect master bedroom with a dressing room and en-suite bathroom, two further double bedrooms which take in the lovely views and a family bathroom and a separate WC. Further benefits include gas central heating and double glazing.

Outside

To the front of the property are steps that lead up to the sun room and give side pedestrian access, the main entrance is located to the side of the house via the charming private courtyard which is an ideal spot for alfresco dining. Steps lead to the double garage and the home office/studio which measure 19'7 x 19'6 and could be used for a variety of activities to include a home office or therapy room. Just above the courtyard is a delightful patio area which is the perfect spot to sit and take in the lovely westerly views across the Golden Valley and with borders and an array of shrubs, plants and trees. Beyond the patio is an orchard with apple and plum trees and the vast majority of the 0.58 of an acre with fantastic potential and offers the space for sustainable living or further development (subject to the usual planning consents and permissions), the ground has been carefully terraced by the current owners and the surrounding mature trees give a feeling of privacy and calm. Spaces and gardens of this size and potential are rarely available in properties so close to Stroud Town.

Location

Thrupp and Brimscombe has a lovely friendly community with a well-established primary school, a shop, hairdressers, the recently renovated pub - The Ship and is home to the prestigious award winning Stroud Brewery which is renowned for its local organic beer and wood fired pizzas. 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

Head back into Stroud on the A419 London Road, turn right onto Brewery Lane and head up to the top, turn left and head along Thrupp Lane and past Thrupp Primary school. Several hundred yards along the property can be found on the right hand side as denoted by our for sale board.

Tenure

Freehold

Council Tax Band

Band = E

Services

The vendor has informed us that all mains services are connected.

Local Authority

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



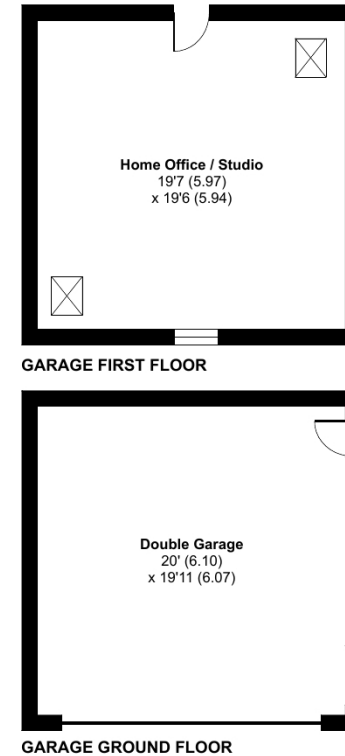
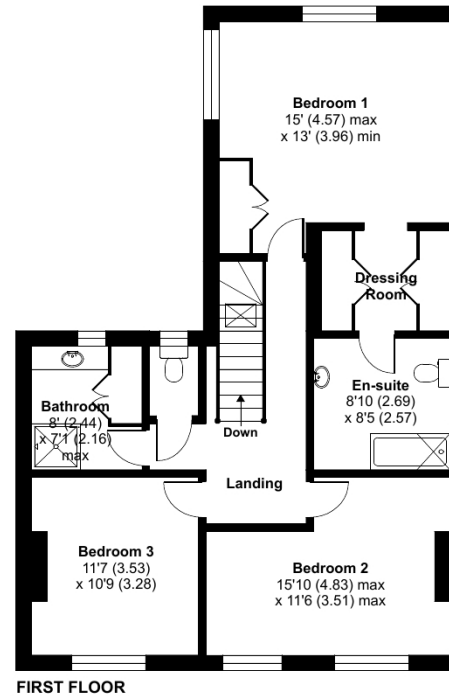
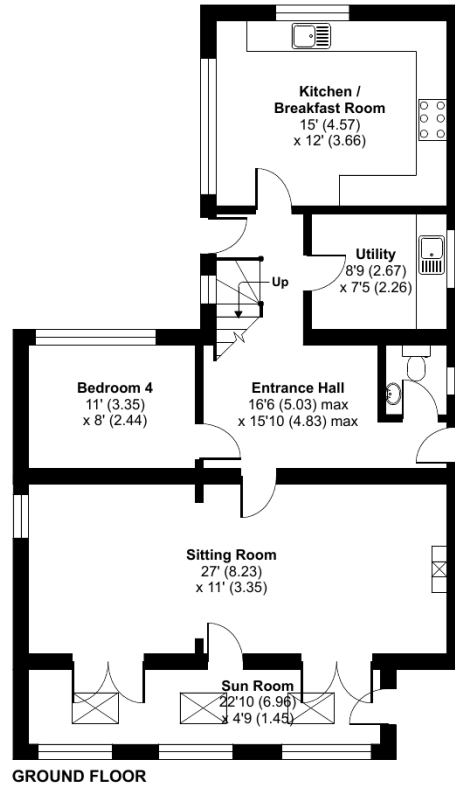
Thrupp Lane, Thrupp, Stroud, GL5

Approximate Area = 1849 sq ft / 171.7 sq m

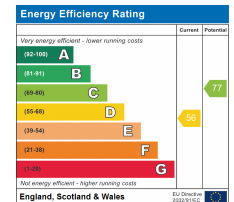
Garage = 800 sq ft / 74.3 sq m

Total = 2649 sq ft / 246 sq m

For identification only - Not to scale



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: 1029060



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.