



Garden Cottage, 174d Cainscross Road, Stroud, Gloucestershire, GL5 4HS
Price guide £325,000



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The rear wing of a handsome Grade II Listed building tucked away in a good location a mile from the shops and amenities of Stroud centre with a 19' sitting room, two bedrooms, parking and a large level garden offered to the market with no onward chain.

ENTRANCE HALL, 19' SITTING ROOM WITH FIREPLACE, KITCHEN/BREAKFAST ROOM, TWO BEDROOMS, BATHROOM, PARKING AND LARGE WALLED GARDEN



Viewing by appointment only

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Description

Welcome to Garden Cottage, a unique single storey character property in a hidden location at popular Cainscross. This tucked away position behind an imposing Grade II Listed house is a level mile from the shops, amenities and train station of Stroud centre, with canal side walks also close by. The property is built using traditional methods from red brick under a pitched tiled roof, with well proportioned accommodation arranged over one floor.

You enter via a porch, into a large sitting room. This measures 19' X 13', with a fireplace with woodburning stove. An inner hall is beyond this, which leads onto the other rooms in the property. The kitchen/breakfast room is at the rear of the building, with space for a table and a view over the playing field behind. In addition, there are two bedrooms and a bathroom. Large windows and well proportioned rooms enhance the feeling of space. This is a unique property, offered to the market with no onward chain.

Outside

The property benefits from parking and a surprisingly large walled garden. You enter via a stone pillared driveway, with this first part of the drive belonging to 174 Cainscross Road. The parking area for Garden Cottage is by the property, with space to park and turn. There is a level lawn here, with two brick built sheds. A path leads past these to a small courtyard at the rear of the property, with an outlook over the neighbouring playing field. In addition to this space there is a large garden, just across the drive from the cottage. This level area is laid to lawn and enclosed with a red brick wall. There are mature trees here, and a pretty play house.

Location

Cainscross benefits from well-established secondary schools, a nursery, veterinary practice and the canal whilst nearby Ebley benefits from a coffee shop/wine bar, a gym and children's soft play. The house is also in easy walking distance of three supermarkets, a primary school and a playing field. 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. 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), Swindon (25 miles) and junction 13 of the M5 are all within comfortable driving distance.

Directions

From Stroud, take the A419 Cainscross Road. Pass the turnings for Gannicox Road, Beards Lane and Downfield Road on your right hand side. Then pass the main entrance and Railings for Marling school, and take the next turning the right. Drive past the front house, through the gate and the property will be found on the left.

Property information

The property is freehold & Grade II listed. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

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



174 Cainscross Road, GL5 4HS

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft

Outbuilding = 16.2 sq m / 174 sq ft

Total = 104.1 sq m / 1120 sq ft

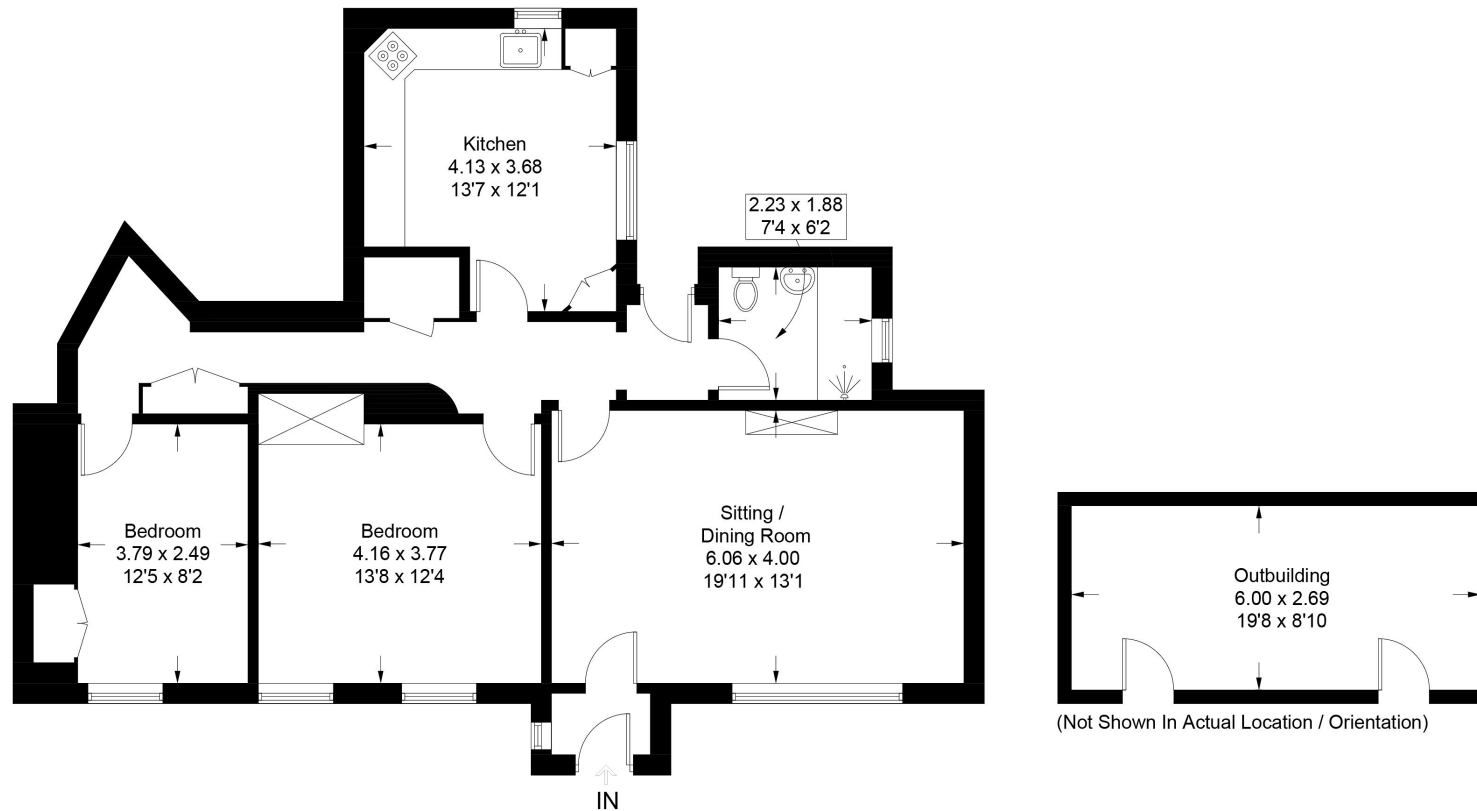
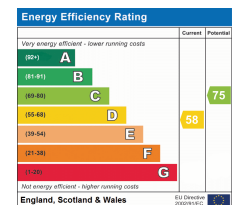


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257526)



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.