



26 Middle Street, Stroud, Gloucestershire, GL5 1DZ
Guide Price £600,000

PETER JOY
Sales & Lettings



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Delightful 18th century character cottage with period features throughout and offering generous well proportioned living accommodation over three floors. A superb sitting/dining room, hand built kitchen, sun room, , rear lobby, ground floor WC, master bedroom or studio with ensuite, three/four further bedrooms and a family bathroom are complemented by generous front and rear gardens with gated off street parking. The property is offered with no onward chain.

SUPERB 21'0 x 15'6 SITTING/DINING ROOM, FITTED KITCHEN OPEN PLAN TO THE SUN ROOM, REAR LOBBY WITH SIDE ACCESS AND WC, FIRST FLOOR LANDING, FANTASTIC MASTER BEDROOM WITH OPEN PLAN ENSUITE SHOWER OR STUDIO/HOME OFFICE, THREE/FOUR BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, PARTIAL DOUBLE GLAZING, HAND BUILT STORAGE AND SHELVING THROUGHOUT, CHARACTER FEATURES, BESPOKE WOODBURNER, STRIPPED FLOORBOARDS, CHARMING FRONT GARDEN, GOOD SIZE REAR GARDEN WITH A PATIO, LAWN, LARGE SHED AND OFF STREET PARKING AND REAR ACCESS, POPULAR CENTRAL STROUD LOCATION, OFFERED WITH NO CHAIN.

Viewing by appointment only

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

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Description

25 Middle Street is a charming character cottage with period features throughout and positioned on one of Strouds premier roads. The accommodation comprises, a delightful feature sitting/dining room with stripped floorboards, hand built storage and shelving and a be-spoke stone fireplace and wood burner, a hand built kitchen with a tiled floor and open plan to the sun room with access to the courtyard, rear lobby with side access and a ground floor WC. The first floor comprises a landing, three generous bedrooms with the master to open plan en-suite which can also be used as a studio or home office and a family bathroom. The top floor offers a fourth bedroom and a study or occasional fifth bedroom with superb hand built storage and exposed beams. Further benefits include gas central heating, excellent storage throughout, period features and being offered with no onward chain.

Outside

There is a charming front garden with two box hedges, olive trees and wisteria across the front of the property to give fantastic kerb appeal, there is gated access to the entrance door and side pedestrian access which leads to the rear garden. The enclosed generous rear garden is a delight and offers a private patio directly to the rear of the property which is the ideal spot for alfresco dining, a large lawn and a pathway which leads to the shed and gated off street parking with the potential to create additional off street parking, subject to the usual planning and consents.

Location

The nearby area benefits from a convenience store, the Crown and Sceptre pub, Daisy Bank and walks at The Heavens. 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 as. 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, drive on the London Road, East out of Stroud, take the first exit on the roundabout and continue up the hill. Go over the roundabout and follow up the hill past the turnings for Ryeleaze Road and Parliament Close, turn right onto Acre Street opposite Upper Leazes. Take the second left into Chapel Street and the parking for the property can be found on the right hand side as indicated by our "For Sale" board.

Tenure

Freehold

Services

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

Council Tax Band

Band = D

Local Authority

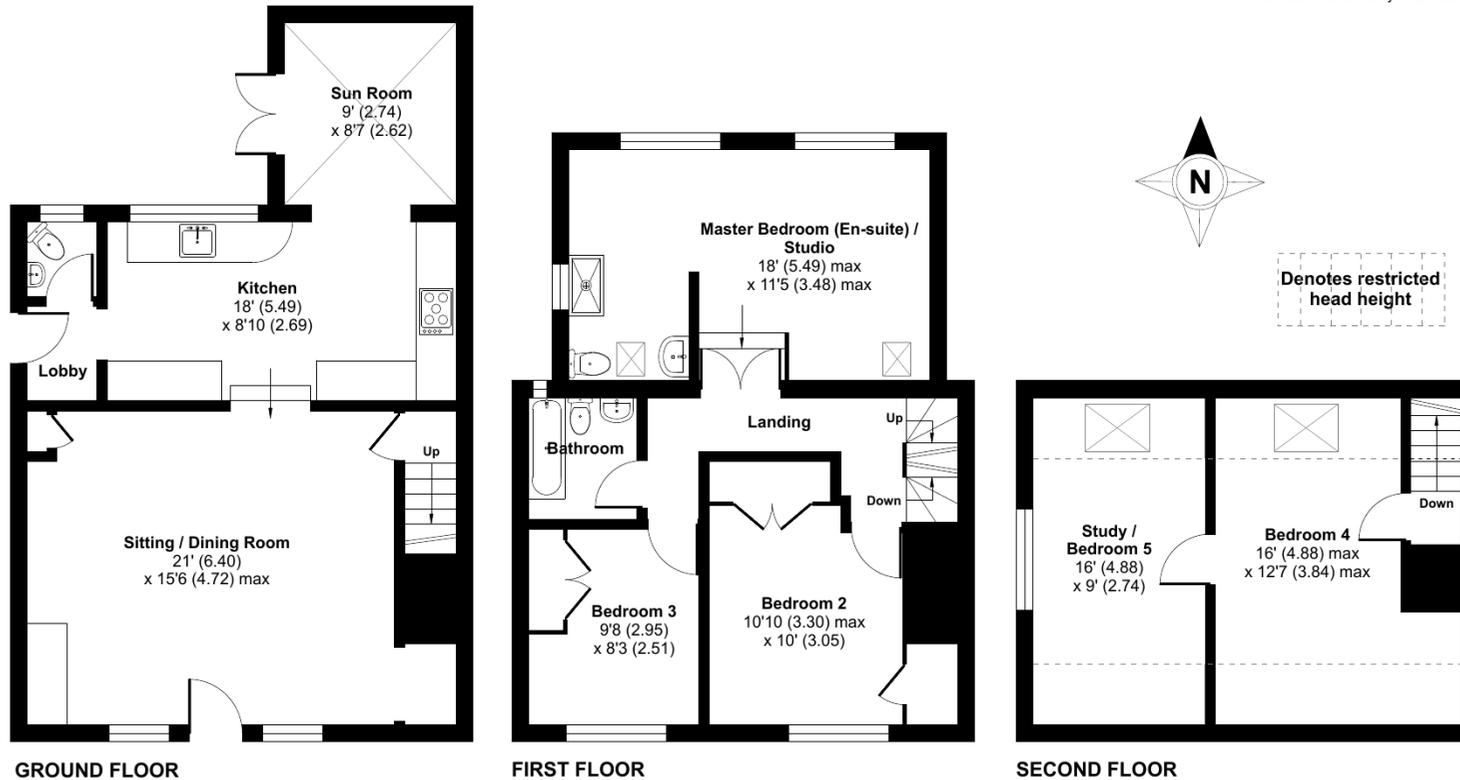
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



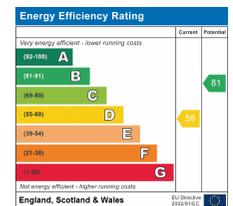
Middle Street, Stroud, GL5

Approximate Area = 1401 sq ft / 130.1 sq m
 Limited Use Area(s) = 128 sq ft / 11.8 sq m
 Total = 1529 sq ft / 141.9 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: 982061



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.