



4 Alma Terrace, Paganhill, Stroud, Gloucestershire, GL5 4AR  
Guide Price £285,000

**PETER JOY**  
Sales & Lettings



## 4 Alma Terrace, Paganhill, Stroud, Gloucestershire, GL5 4AR

A quaint and spacious two bedroom Grade II listed Cotswold stone cottage sat in a generous plot by the Maypole in Paganhill a short distance from Stroud town with character features, kitchen/dining room and surrounding gardens.

STORM PORCH, ENTRANCE HALLWAY WITH BOILER CUPBOARD, 13' SITTING ROOM WITH WOODBURNER, 11' KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES AND ACCESS TO 10' CELLAR, HANDY REAR KITCHEN AREA, UTILITY ROOM, LANDING, 17' DUAL ASPECT MAIN BEDROOM WITH STORAGE CUPBOARD, 12' (MAX) BEDROOM TWO, BATHROOM WITH SEPARATE SHOWER, CHARACTER FEATURES THROUGHOUT, GOOD SIZE FRONT/SURROUNDING ENCLOSED GARDENS WITH PATIO SEATING AREA AND LAWN, GAS CENTRAL HEATING, SOUTH FACING ASPECT/VIEWS TO THE FRONT, TOWN, AMPLE AMENITIES & WALKS NEARBY.

[Viewing by appointment only](#)

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### Description

A delightful Grade II listed two bedroom Cotswold stone period property situated next to the Maypole in Paganhill a short distance from the town centre. This location allows for easy access to the shops, amenities and train station of Stroud with two pubs, secondary schooling, a shop and handy bus route on the doorstep. The ground floor comprises an entrance hallway with boiler/storage cupboard, 13' sitting room with woodburner and Cotswold stone fire place, an 11' kitchen/dining area with useful storage and access to the cellar, a useful extension of the kitchen with further built in units and a utility room. On the first floor is a landing, 17' dual aspect main bedroom with exposed stone wall, fire place and built in wardrobe/cupboard storage, 12' (max) bedroom two and the bathroom with separate shower and exposed wooden flooring. Windows to the front of the property enjoy a sunny southerly aspect towards surrounding Commons. The property benefits from gas central heating with character features throughout the property from the aforementioned exposed stone feature walls and wooden flooring to the deep set windows, window seats and Cotswold stone façade. The current vendors have improved the property by replacing the rear part of the roof, having work done to the chimney as well as replacing the boiler.

### Outside

The interior is complemented by having a good size and enclosed surrounding garden accessed from the front door. The garden is mainly laid with lawn but also benefits from planted borders, fruit trees (apple, plum and cherry), a patio seating area and stone chipped area. The garden is enclosed with a brick wall, a higher wooden fencing for privacy and gated pedestrian access. There is a rear access across neighbouring properties that can be used on occasion.

### Location

The immediate area benefits from well regarded secondary schools, a supermarket and convenience store, a post office, a leisure centre and park, two pubs as well as a regular bus service into town. 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 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

Leave Stroud on the Cainscross Road, passing Marling School and Stroud High School. Take the third turning on the Cainscross roundabout and into Paganhill Lane. Continue up the hill and under the railway bridge. At the mini roundabout, the property can be found straight ahead as indicated by our "For Sale" board.

### Tenure

Freehold

### Services

We are informed that all mains services are connected to the property.

### Council Tax Band

B

### Local Authority

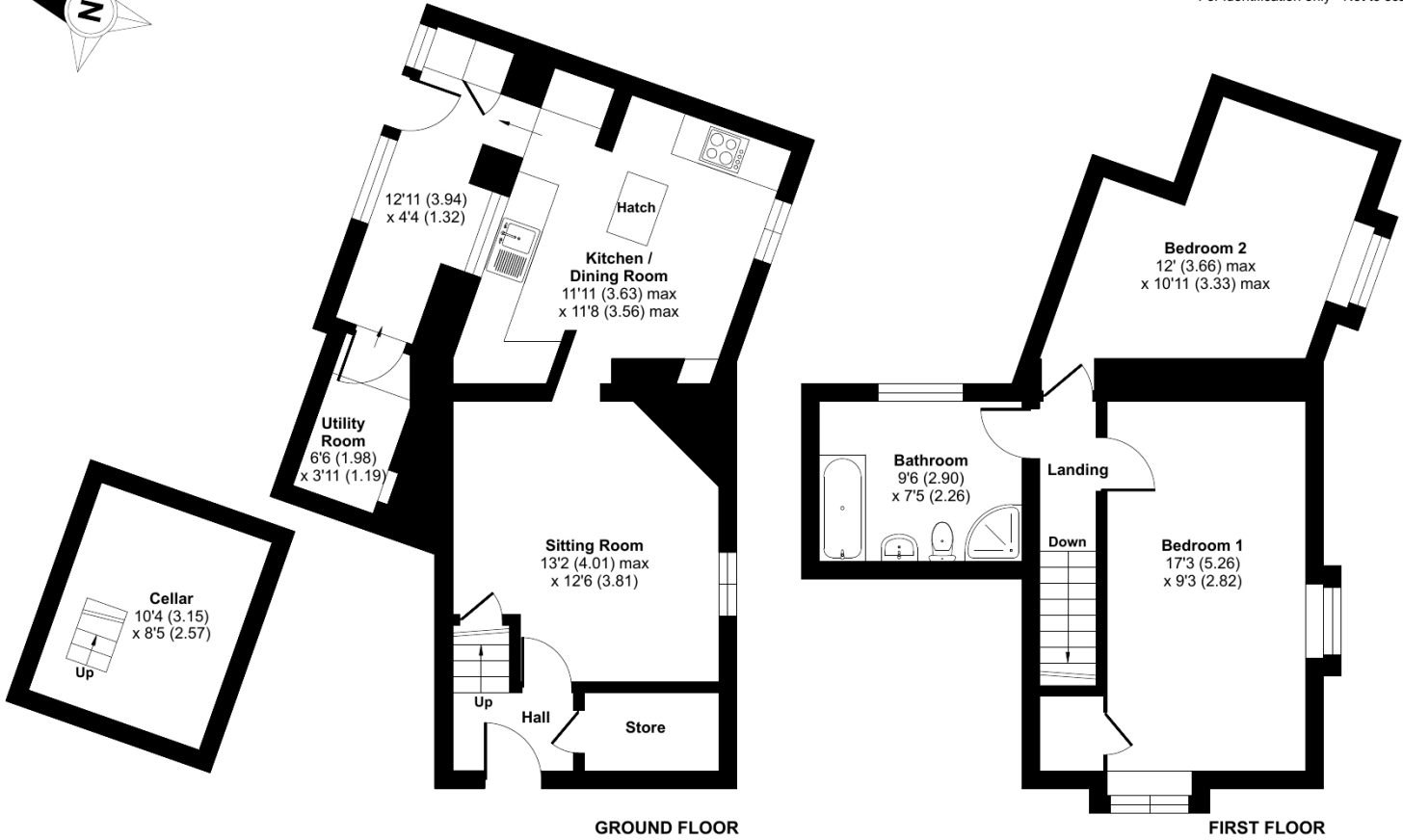
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# Alma Terrace, Paganhill, Stroud, GL5

Approximate Area = 1069 sq ft / 99.3 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 2024. Produced for Peter Joy Estate Agents. REF: 1081761

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.