



Moreton House, Park Road, Stroud, Gloucestershire, GL5 2JF
£725,000



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A substantial individual detached house in a sunny spot within one of Stroud's best roads just half a mile from the shops and amenities of our wonderful town with a double garage, a south facing garden with a super view across the Golden Valley and spacious, light filled accommodation of c.1800 sq.ft.

ENTRANCE LOBBY, ENTRANCE HALL, CLOAKS CUPBOARD, CLOAKROOM/W.C, THREE RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, LANDING WITH WALK IN WARDROBE, 15' PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, FAMILY SHOWER ROOM, THREE FURTHER BEDROOMS, DETACHED DOUBLE GARAGE, PARKING AND A SUNNY SOUTH FACING GARDEN



Viewing by appointment only

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

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Description

Welcome to Moreton House, an individual house in a superb spot less than half a mile from the shops, amenities and train station of Stroud. Park Road is a leafy, quiet, sought after street and very much part of the community the town is so well known for, but properties here have more space around them than houses in 'Old Stroud' typically do. Moreton House is no exception - this detached property has parking and a double garage, and is centrally set within a sunny, south facing plot. It was built in 1989 using traditional methods and offers plenty of light filled, flexible accommodation that could suit several different types of buyers. The living space extends to c.1800 sq.ft and is arranged over two floors. An entrance lobby, large entrance hall, walk in cloaks cupboard, cloakroom/W.C, family/play room, 16' sitting room, dining room, kitchen/breakfast room and utility room are on the ground floor. Both the sitting room and the dining room have glazed sliding doors that open on to the veranda and garden and the view beyond, and prospective buyers might chose to remove the wall between the kitchen and dining room (subject to building regulation approval) to create a first rate 20' kitchen/family room. A staircase leads up from the hall to the first floor with a landing, walk in airing cupboard with radiator, 15' principal bedroom with en suite bathroom, family shower room and three further bedrooms on this level. Above this is a full length, boarded loft with an easy access pull down ladder and good head height. The house is remarkably light and airy, and the windows at the rear make the most of the southerly aspect and outlook across the Golden Valley. A super family house, and a must for your viewing list.



Outside

Outside you'll find a gated drive, a detached double garage and a sunny garden, and ample room for guests and visitors to park in the wide road outside. The drive is at the front of the property, with the double garage to the right. This measures 17'9" x 14'9" and could have a number of uses (including conversion to annexe accommodation subject to relevant permission and consent), with power and light and a wood burning stove. A couple of steps lead down to the front door, with a gated side access that leads to the rear garden. This area faces south, with a lovely outlook out over the Golden Valley. There is a veranda at the back of the house, with glazed sliding doors from both the sitting room and dining room, a dry storage area under and steps down to the garden. There is a paved area to one side, with a level lawn beyond, and steps down to a lower area of garden. The garden is mature and well planted, with a variety of planted borders and establish shrubs found throughout the plot.

Location

It's with good reason that Stroud was voted 'Best place to live in the UK 2021' by The Sunday Times. Sitting at the point at which five valleys converge, and surrounded by rolling hills within the Cotswold Area of Outstanding Natural Beauty, Stroud is a small town with a huge heart, which has captured the imagination of many over the years. There's plenty to see and do - Stroud has a great variety of shops, cafes, pubs and amenities, including a busy leisure centre, library, museum and award-winning weekly farmers' market and many of Stroud's shops are independent and family-run. Stroud has a proud, thriving local community, one steeped in music, art, creativity and environmental issues. There is a wealth of countryside on the doorstep, including three beautiful commons, as well as walks along the historic canal and River Frome. Parents can take their pick from a range of good schools, including a comprehensive and two grammar schools, and there is also a college of further and higher education. Stroud is also superbly placed for access to the M5 and has a direct line train service to London.

Directions

From Stroud take the A419 London Road past Waitrose and turn left onto Field Road. Continue up the hill and turn right into Park Road. Continue, and the property can be found on the right hand side some way along, before the road begins to bear around to the right.

Property Information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you should have good voice calling and data service from the main mobile providers, but reception may be limited inside the property.

Local Authority

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

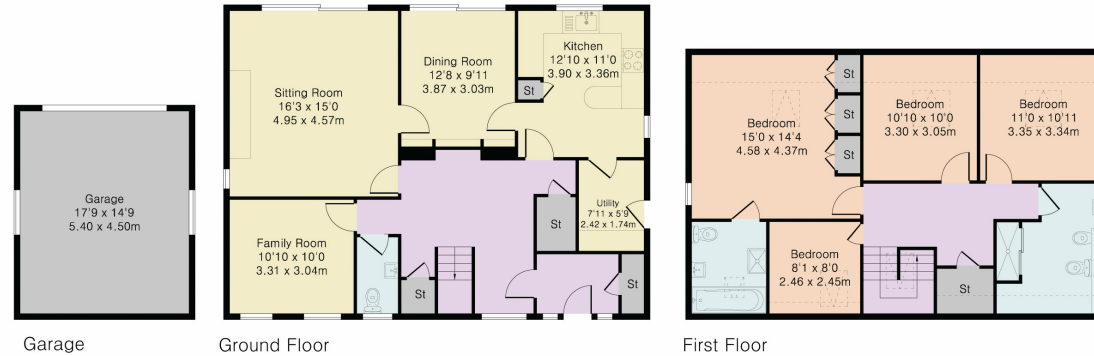


Approximate Gross Internal Area 2041 sq ft - 189 sq m

Ground Floor Area 959 sq ft – 89 sq m

First Floor Area 820 sq ft – 76 sq m

Garage Area 262 sq ft – 24 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



PETER JOY
Sales & Lettings

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.

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