



16 Barrowfield Road, Stroud, Gloucestershire, GL5 4DF
Guide Price £469,500

PETER JOY
Sales & Lettings



16 Barrowfield Road, Stroud, Gloucestershire, GL5 4DF

Very well presented and extended detached family home with generous gardens, views and ample off street parking with the added benefit of gated off street parking for a caravan or camper to the rear. In brief, the accommodation, which is arranged over two floors comprises, an entrance hallway, sitting room, reception room /bedroom four, open plan kitchen/dining room, ground floor WC, utility room, a spacious first floor landing, family bathroom, three generous bedrooms and lovely views to the front.

ENTRANCE HALLWAY, SITTING ROOM, 15'8 x 12'0 RECEPTION ROOM/BEDROOM FOUR, SPACIOUS KITCHEN/DINING ROOM WITH A FITTED KITCHEN, GROUND FLOOR WC, EXCELLENT UTILITY ROOM, FIRST FLOOR LANDING, THREE GOOD SIZE BEDROOMS WITH BEDROOM 2 OFFERING FITTED WARDROBES, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, FANTASTIC LEVEL AND ENCLOSED LAWNED GARDENS, LARGE PAVED DRIVEWAY, ENCLOSED PARKING TO THE REAR FOR A CAMPER/CARAVAN, LARGE SHED, VIEWS TO THE FRONT, EXCELLENT ACCESS TO THE COUNTRYSIDE AND STROUD TOWN CENTRE.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

Barrowfield Road is an extended, and very well presented family home comprising, an entrance hallway with a feature tiled floor, stairs to the first floor and doors to all other rooms, sitting room, 15'8 x 12'0 reception room/bedroom four, contemporary style open plan kitchen/dining room with a stylish fitted kitchen and double doors leading from the dining room, ground floor WC, and useful 9'7 x 8'11 utility room. The first floor offers a landing, three good size bedrooms with bedroom 2 offering fitted wardrobes, a family bathroom and lovely views to the front. Further benefits include gas central heating, double glazing and popular residential location.

Outside

Fantastic gardens to three sides which are level and mainly laid to lawn with a patio directly to the rear of the kitchen/dining room. To the rear of the garden is gated off street parking for a camper or caravan which is rare. To the front of the property is excellent paved off street parking for 4/5 cars with side access and leading to the entrance door.

Location

The Stroud Valleys are well known for their beautiful views – and some of the most breathtaking can be found at nearby Whiteshill, which stands right on the edge of the Cotswold escarpment. Many of the houses offer stunning, far-reaching views down across the lush green swathe of the Painswick and Slad valleys or towards the lovely neighbouring village of Ruscombe and the distant hump of Frocester Hill. Unlike many villages in the area, Whiteshill did not grow up around a medieval heart, but started as clusters of cottages which were built around the springs or wells dotted around the hillside. It has a very vibrant community with a volunteer-run village shop, playing fields, a church, village hall, scout hut, school and The Star Inn at the heart of the modern-day community. There are some beautiful rambles to enjoy, including the Diamond Jubilee Circular Walk, which links Whiteshill and Ruscombe, following ancient pathways through fields and woodland. The village is close to Stroud, which has a direct train link to London and an award-winning farmers' market, while Gloucester and Cheltenham are both within comfortable driving distance.

Directions

Leave Stroud via the A419 Cainscross Road. At the Cainscross roundabout take the third exit signposted Pagenhill. At the mini roundabout take the first exit and proceed up the hill signposted Whiteshill. Take the 6th turning on the right into Barrowfield Road, bear left and number 16 can be found on the right as identified 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

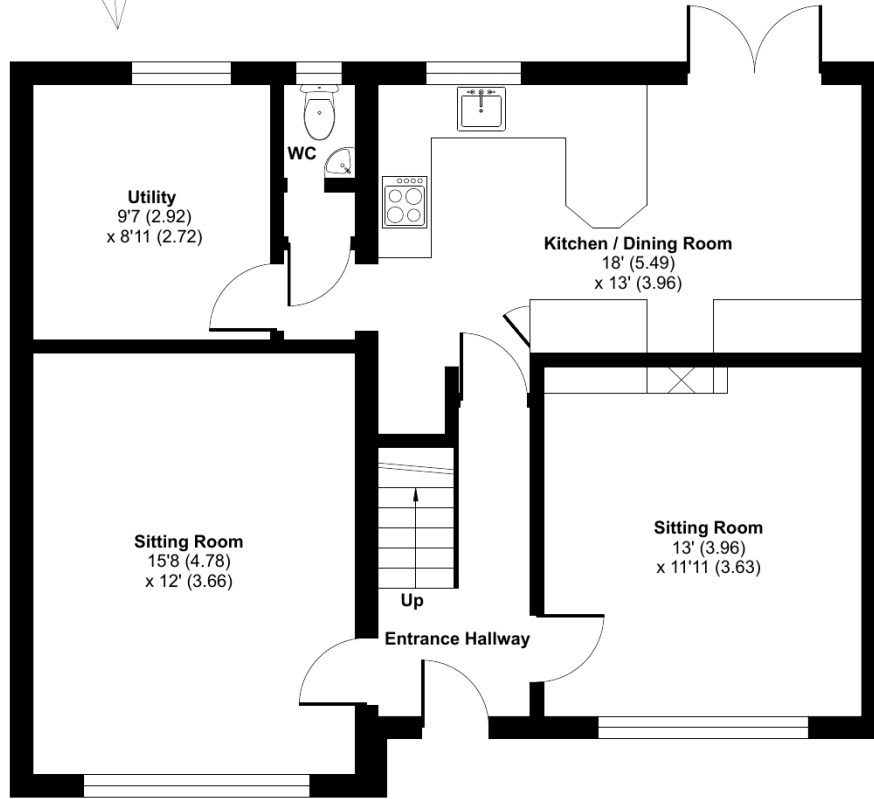
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



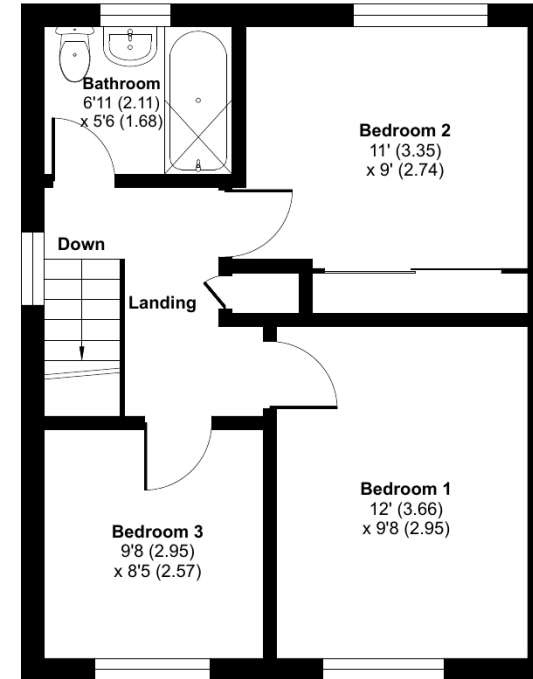
Barrowfield Road, Stroud, GL5

Approximate Area = 1174 sq ft / 109 sq m

For identification only - Not to scale



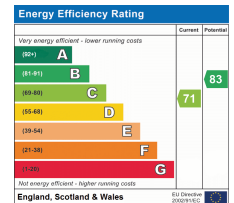
GROUND FLOOR



FIRST FLOOR



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: 1114848



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.