



25 Bourne Lane, Brimscombe, Stroud, Gloucestershire, GL5 2RP
£395,000

PETER JOY
Sales & Lettings



25 Bourne Lane, Brimscombe, Stroud, Gloucestershire, GL5 2RP

A light, bright semi detached 1930's property in a sunny elevated position enjoying fabulous views over the Golden Valley, with three bedrooms, two reception rooms parking and a large south facing garden with a wonderful two room cabin/studio at the bottom.

ENTRANCE HALL, CLOAKROOM/W.C, SITTING ROOM WITH BAY WINDOW, DINING ROOM, KITCHEN, THREE BEDROOMS, BATHROOM, PARKING AND GARDENS TO THE FRONT AND REAR WITH A DETACHED TWO ROOM CABIN/STUDIO OUTBUILDING AT THE BOTTOM OF THE PLOT

Viewing by appointment only

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

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Description

25 Bourne Lane is a well presented semi detached house in a sunny elevated spot a couple of miles East of Stroud at ever popular Brimscombe. This is a friendly residential area, with two good primary schools within easy reach and country and canal side walks close by. The house was built in the 1930's using traditional methods and styling typical of that time. The current owner has maintained the property well and has built a detached two room 25' cabin at the bottom of the garden, which is bound to be popular with buyers looking for that now de rigueur work from home space or perhaps extra informal accommodation.

The house is arranged over two floors. An entrance hall, cloakroom/W.c, sitting room with bay window, dining room and kitchen, both with an outlook over the garden, are on the ground floor. A staircase (with some beautifully turned oak spindles) leads up from the hall to the first floor, with three bedrooms and a bathroom on this level. The front bedroom, with feature bay window, has lovely views of trees and hills along the Toadsmoor Valley, and the windows at the rear look out over the expansive garden with trees and far reaching views over the countryside beyond. The house is bright, light and sunny throughout.

Outside

The house benefits from gardens front and rear, a drive with space to park two/three cars and a lovely detached garden cabin/studio. The front garden is laid to lawn and enclosed with fencing and a dry stone wall. The drive is at the side of the property, with a long rear garden behind. This faces South and stretches away from the house. It is primarily laid to lawn, with a cultivated area to one side and established shrubs and trees dotted, around the plot. The garden enjoys beautiful views along the Golden Valley, and the owner has built a brilliant detached cabin/outbuilding at the bottom of the garden. This is newly built and fully insulated, with heating, lighting, internet and comprises two rooms, with bi-fold doors in the larger room that open to connect this flexible space with the garden.

Location

Brimscombe is a popular area a few miles East of Stroud on the sunny side of the Golden Valley. The Long Table, Stroud Brewery, The Ship Inn and Studio 18 are close by, and are all superb community spaces, with well regarded Thrupp and Brimscombe primary schools close by. Stroud's shops and amenities are within easy reach, with canal side walks at the bottom of the hill and some wonderful countryside just up the lane at The Heavens. As such, the property enjoys the advantages of being equidistant between open countryside and the lively town of Stroud, which offers a wide range of shops, supermarkets, schools and colleges and leisure facilities. Stroud Railway Station provides a main-line service to Gloucester and London. Junctions of the M4 and M5 Motorway are also within easy driving distance.

Directions

Leave Stroud via the A419 London Road. Proceed past Brimscombe Corner and turn left onto Toadsmoor Road. Take the second left onto Bourne Lane and continue. The property can be found on the left hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks.

Local Authority

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



25 Bourne Lane, GL5 2RP

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft

Outbuilding = 30.0 sq m / 323 sq ft

Total = 99.3 sq m / 1069 sq ft

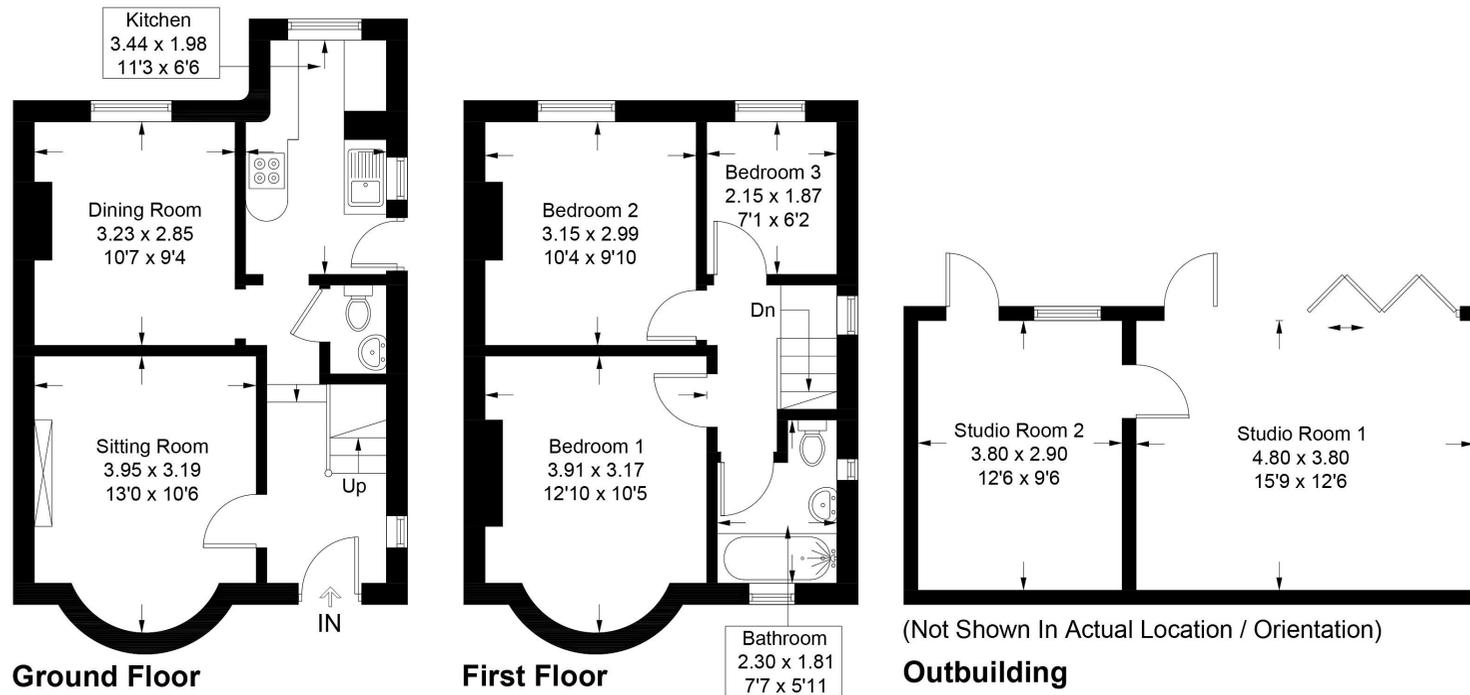
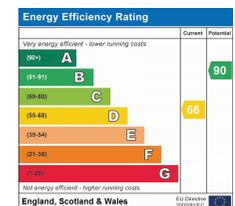


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1199377)



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.