



Oaken House, Paganhill, Stroud, Gloucestershire, GL5 4BB
£695,000



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An individual detached house hidden away in a private location at Paganhill built to a high standard in 2016 with a 24' kitchen/family room, a principal suite with double bedroom, shower room and dressing room, three further bedrooms, parking and garage and level gardens to the front and rear (draft details)

ENTRANCE HALL, CLOAKROOM/W.C, 16' SITTING ROOM, 24' KITCHEN/FAMILY ROOM, UTILITY ROOM, PRINCIPAL SUITE WITH DOUBLE BEDROOM, DRESSING ROOM AND SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, 16' GARAGE, PARKING AND LEVEL GARDENS TO THE FRONT AND REAR

Viewing by appointment only

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

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Description

Oaken House is an impressive individual detached house set well away from passing traffic in popular Paganhill. This location allows for easy access to the local shops, amenities and both primary and secondary schools, with country walks just up the lane, and so is the ideal spot for a family house. The current owner is an experienced builder, and bought the plot in 2014. He then used his expertise to built this attractive modern home for his family, and is now downsizing, so this excellent home is now for sale.

It is immediately obvious that real care and attention has been taken over both the design and build of the property. An oak framed porch welcomes you, and opens to a spacious entrance hall. There is a 16' sitting room to the left, and a cloakroom on the right. A superb kitchen/family room stretches across the rear of the ground floor. There is plenty of room to cook, eat, entertain and relax in this well appointed 24' room, with contemporary kitchen cabinets and multi pane bi-fold doors that open to connect the room with the rear garden. A useful utility room is also found on this floor. Upstairs you'll find a principal suite with double bedroom with Juliet balcony, dressing room and shower room, a family bathroom and three further bedrooms. High quality fittings and tasteful colour schemes have been used throughout the property, and the windows enjoy a pleasant, green outlook.

Outside

The property benefits from a garage, parking and gardens to the front and rear. The gravelled parking area is at road level, with space to park several cars. The garage is beyond this, and measures 16'11 x 13'5. Steps then lead up to the house and the front garden. This level area stretches out in front of the house and is laid to lawn, with a paved area to the front of the house and a banked area of garden above. The side of the house is paved, with a paved garden at the rear of the house. This private area connects with the kitchen/family room once the bi-fold doors are open, making for the perfect entertaining spot. Steps lead up to the top bank, and buyers may look to further develop this area.

Location

The property is tucked away at the bottom of a lane close to the Ruscombe Brook at Paganhill, 1.5 miles West of Stroud. There are shops and amenities close by with Archway, Marling and Stroud High School in easy reach at Cainscross. Stroud town is only a short drive away and was recently voted "Best place to live in the UK 2021" by the Sunday Times. There is a great community here that 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 at. 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 benefits from a leisure and sports centre, a cinema and a main line railway station, with a regular direct London (Paddington) service. Nailsworth (4 miles) Cirencester (11 miles), Cheltenham (14 miles) and Swindon (26 miles), are all within comfortable driving distance. Junction 13, M5 motorway is approximately 8 miles distant.

Directions

From Stroud, take the A419 west to Cainscross and at the roundabout, take the third exit into Paganhill Lane. Follow up the hill, passing the fire station on your left, and take the left turn into Mill Farm Drive shortly after. Continue on this road until you reach the shared driveway down to the property (on the left just after number 42 Mill Farm Drive). Oaken House is the first property on the left.

Property Information

The property is freehold. Gas central heating, mains electricity and water. The property has a private drainage system. The council tax band is F. 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, although service may be limited inside the house.

Local Authority

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



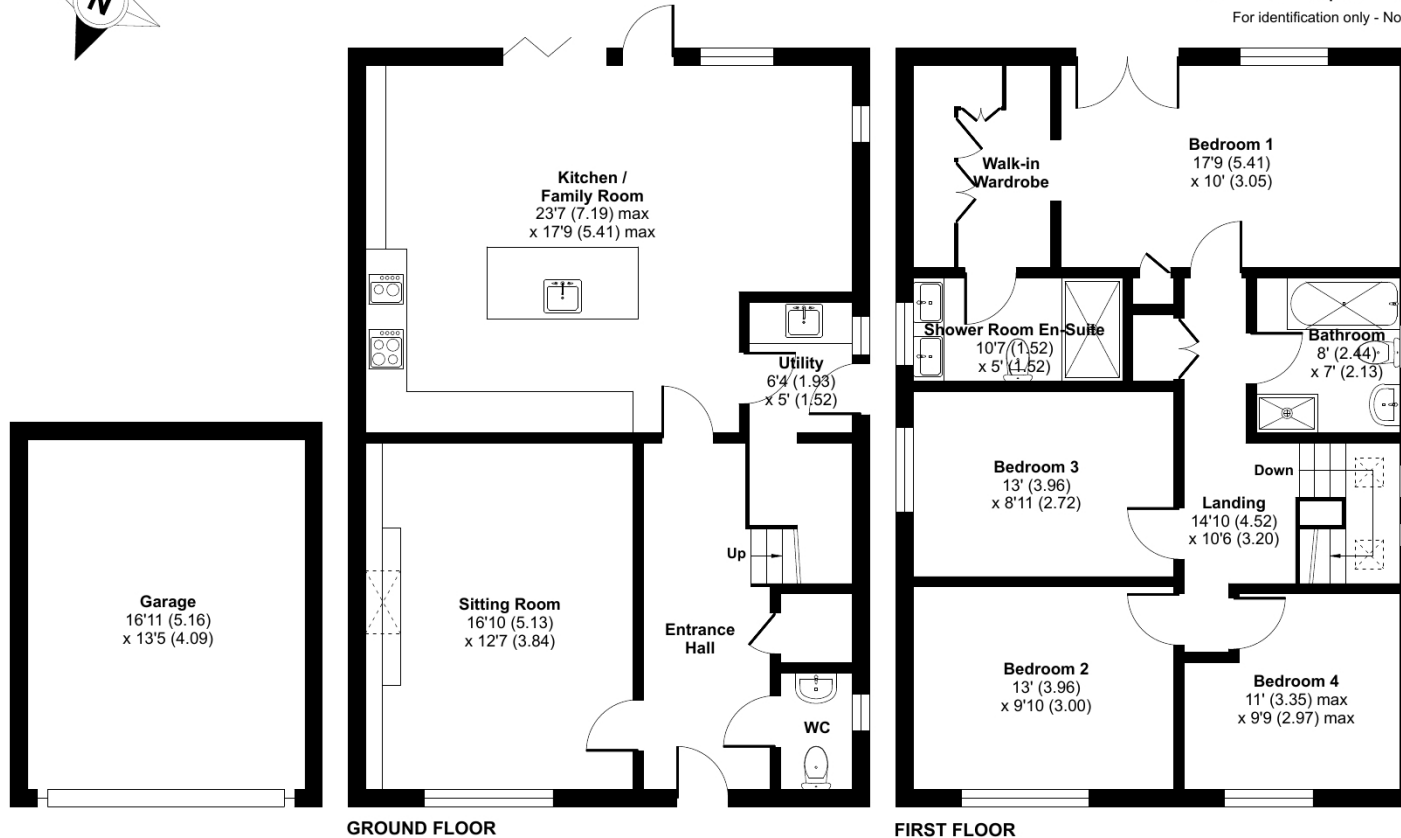
Paganhill, Stroud, GL5

Approximate Area = 1664 sq ft / 154.6 sq m

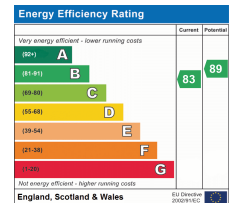
Garage = 230 sq ft / 21.4 sq m

Total = 1894 sq ft / 176 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). © nichcom 2024. Produced for Peter Joy Estate Agents. REF: 1195142



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.