



Fresh Winds, 4 Orchard Lane, Brimscombe, Stroud, Gloucestershire, GL5 2QS  
Guide Price £400,000

**PETER JOY**  
Sales & Lettings



## Fresh Winds, 4 Orchard Lane, Brimscombe, Stroud, Gloucestershire, GL5 2QS

Fresh Winds is a detached three-bedroom family home set in an elevated position in popular Brimscombe, enjoying far-reaching views across the Golden Valley. Offered to the market for the first time in the family's ownership, the property features spacious accommodation including a sitting room with picture window, three double bedrooms, a recently modernised bathroom and a downstairs WC. Chain free and a must-see for buyers seeking views and location.

ENTRANCE HALL, WC, SITTING ROOM WITH VIEWS ACROSS THE VALLEY, DINING ROOM WITH SERVING HATCH TO KITCHEN AND VIEWS, FULLY FITTED KITCHEN WITH DOOR TO REAR, THREE DOUBLE BEDROOMS, FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE & WC. GAS CENTRAL HEATING, DOUBLE GLAZED THROUGHOUT & OFFERED TO THE MARKET CHAIN FREE

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

Fresh Winds is a detached three-bedroom family home, occupying an elevated position in the ever-popular village of Brimscombe and enjoying far-reaching views down and across the Golden Valley. Coming to the market for the first time during the family's ownership, we are delighted to present this much-loved home. The accommodation comprises an entrance hall, a sitting room with a picture window framing the stunning valley views, a separate dining room, and a kitchen with a door leading to the rear of the property. A downstairs WC completes the ground floor. To the first floor are three generous double bedrooms, with the two front-facing rooms benefiting from truly spectacular views. The recently modernised bathroom features a contemporary suite with a separate shower cubicle. Offered to the market chain free, this wonderful home combines space, position and outlook, and really should be high on your viewing list.

### Outside

The house sits within its own plot, with gardens surrounding the property and an outside garden store. Steps lead up from the parking bay, which provides space for two cars, with a pathway to the front door. To the rear is a raised bed running the length of the house, accessible from both the front and the kitchen doors. Sloped lawned gardens lie to the side and front, with the property enclosed by hedged and fenced boundaries.

### Location

Brimscombe primary school is just down the road on Brimscombe Hill. The closest amenities are just down the hill at Brimscombe Corner and includes a general store and a take away. The Ship Inn is opposite, serving good food and beer, with The Long Table across the road and Stroud Brewery along the canal path. Stroud town is approximately three miles distant. The town benefits from a variety of local independent shops, stores and amenities. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market 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

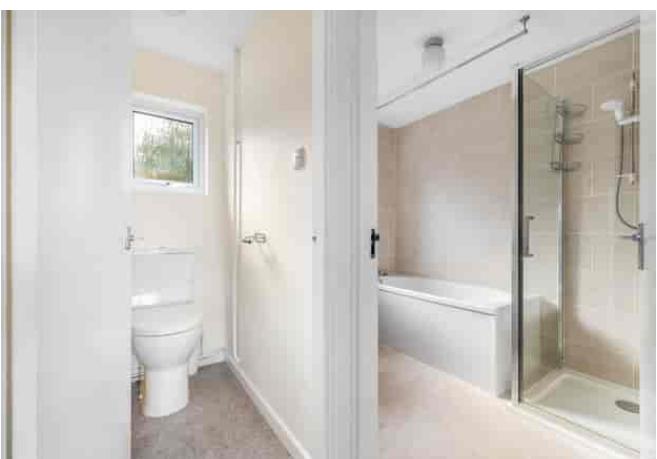
Take the A419 London Road out of Stroud towards Cirencester. After approximately three miles turn right up Brimscombe Hill, follow the road up and round the bend and take the second right in to Orchard Lane. The property can be found a short way along on the left, there is a parking area in front of the house.

### Property Information

The property is freehold. Gas central heating, via radiators, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and you are likely to have voice and data services from the main mobile service providers.

### Local Authority

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



# 4 Orchard Lane, GL5 2QS

Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft  
(Excluding Outbuilding)

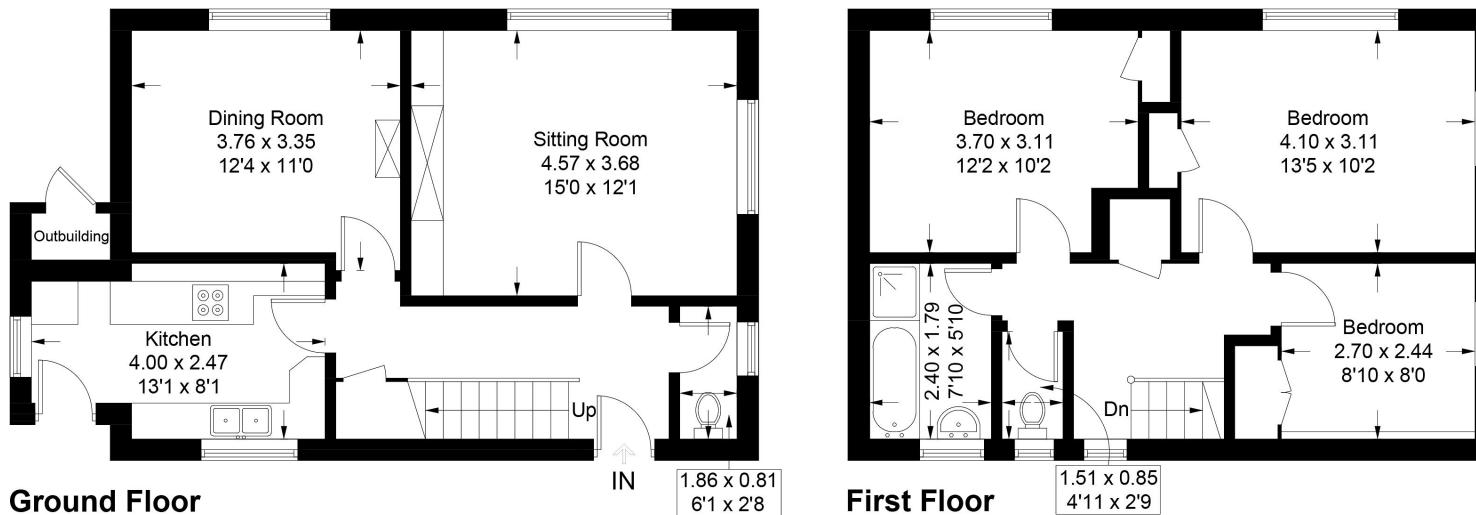
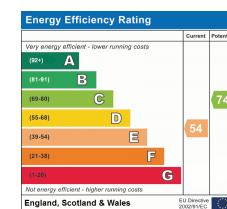


Illustration for identification purposes only, measurements are approximate,  
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed 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.