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Middle Leazes, Stroud, GL5 1LD

Asking Price £525,000

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Council Tax: C

# Foxes Reach

## Middle Leazes, Stroud, GL5 1LD

## Asking Price £525,000

### Description

Located in one of Stroud's most sought-after neighbourhoods, this charming property boasts a blend of comfortable living and exceptional versatility. Perfectly suited for modern lifestyles, it boasts various outbuildings that offer endless possibilities—whether you're working from home, pursuing creative hobbies such as dance or art, or simply in need of ample storage. Additionally, the property provides convenient off-road parking for up to three vehicles. The ground floor welcomes you with a cosy living room featuring a wood-burning stove that adds warmth and character. Toward the rear, a kitchen dining room gives a practical and sociable hub for daily life. From here, you'll find access to a separate room that can serve as a bedroom/ playroom or dedicated home office, offering flexibility to suit your needs. Upstairs, the accommodation includes two well-proportioned bedrooms and a family bathroom. The master bedroom enjoys far-reaching views across the surrounding landscape, while the second bedroom is ideal for guests, children, or as a study. A useful attic space adds further storage or potential for creative use and hosts the solar control centre. Outside, a newly laid stone pathway guides you through the garden to a delightful patio and seating area, complete with a hot tub—perfect for relaxing or entertaining. Beyond this, a substantial detached outbuilding houses a large former dance studio now a music studio, an additional art studio, and two storage areas. Alongside a useful workshop and further storage sheds.

### Amenities

Middle Leazes is convenient for town, there is therefore easy access to the comprehensive shopping and leisure facilities in Stroud as well the mainline rail link to London Paddington. Selsley Common & Rodborough Common also provides ideal dog walking territory along with options for other leisurely pursuits. There are local schools such are Uplands Community Primary and The Rosary Catholic Primary School, also, Gastrells Primary School and Rodborough Community Primary School, Marling Grammar School and Stroud High School for girls.

### Entrance Area

10'0" x 8'0" (3.05m x 2.44m)
Stair staircase with cupboard beneath rising to the first floor, door to sitting room and plan into kitchen breakfast area.

### Sitting Room

14'1" x 11'5" (4.29m x 3.48m)
Wood burning stove to chimney breast, double glazed patio door looking out over the garden, double glazed window, double radiator, hardwood flooring, book casing.

### Kitchen Breakfast Room

12'6" x 9'9" (3.81m x 2.97m )
A range of pine fronted wall and base units with worktops over. One and a half bowl stainless steel sink, plumbing for washing machine, electric oven, gas hob with extractor hood over. Two double glazed windows, hardwood flooring, double radiator.

### Office/Play Room/Bedroom 3

11'11" max x 7'1" (3.63m max x 2.16m)
A flexible space with cupboard housing a gas fired boiler, three double glazed windows.

### First Floor Landing

Doors to bedrooms and bathroom, access to loft with pull down ladder and light. Solar controls and power.

### Master Bedroom

13'11" x 11'4" (4.24m x 3.45m)
Featuring a tall ceiling with two double glazed windows

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looking out over the garden and valley beyond. Built-in wardrobe, wash basin with vanity storage.

### Bedroom 2
12'6" x 10'3" (3.81m x 3.12m)
Painted stone walling, double glazed window, double radiator, built in wardrobe.

### Bathroom
8'0" x 4'10" (2.44m x 1.47m)
With suite comprising a wash basin with storage beneath, panelled bath with mixer tap and shower attachment, WC, double glazed window, double radiator, painted stone wall.

### Outside

### Music Studio & Art Studio
19'2" x 18'1" + 11'5" x 9'2" (5.84m x 5.51m + 3.48m x 2.79m)
Located to the rear of the garden is a large and very flexible former dance studio which is currently used as a music studio. The music studio consists of a mirrored wall, light and power, roof light, two single glazed doors and fixed double glazed glass panels to the front. Behind the music studio is an art studio with two double glazed windows, power and light. There's also a sectioned of storage area alongside and an area designated as a WC area with a chemical toilet.

### Garden
There is a long garden which is well stocked with a variety of shrubs plants and trees. Starting with a paved area adjacent to the property with gate to the drive area and an outside tap. A paved area of garden leads to a decked area on two levels with Lazy-Spa hot tub. A tiki bar, small pond, apple and plum trees and a meditation area. An Arbour with pathway beneath leads down to a lawned area of garden with vegetable beds to the right. There are further sheds and outbuildings for storage with a designated workshop area with power and light.

### Driveway
There is driveway parking for three cars in front of the property.

### Council Tax Band
Band C

### Tenure Freehold

### Social Media
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

## Road Map

## Hybrid Map

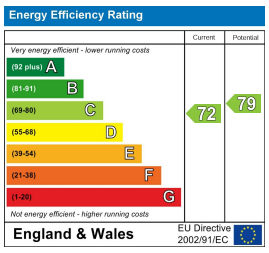
## Terrain Map

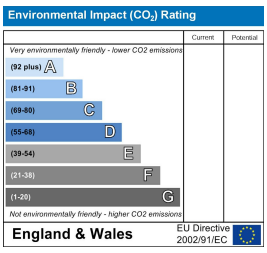
## Floor Plan

## Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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