



HUNTERS[®]
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Westward Road, Ebley, Stroud | £440,000
Call us today on 01453 764912



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to offer this beautiful Grade II listed Cotswold stone cottage, full of character and charm. The property retains many period features, including stone spiral staircases, mullion windows, inglenook fireplaces, exposed beams, window seats, and traditional Cotswold stone throughout. The ground floor offers a welcoming living room with inglenook fireplace, alongside a kitchen/dining room with adjoining utility. On the first floor, there are two double bedrooms, a modern family bathroom, and a study. The top floor provides a further two double bedrooms, each accessed via its own staircase, creating a sense of privacy and unique layout. Outside, the cottage boasts a delightful garden with patio area, a fenced lawned garden, and a gated driveway providing parking for one vehicle.

SITUATION

Ebley is located in a well respected and preserved residential area where there are a range of cafés, and a well stocked local shop. There are a range of local educational options and the area is particularly popular with those who attend Marling Grammar school for boys and Stroud High school for girls, as students often walk to and from these schools. Independent schools Wycliffe & Beaudesert Prep are also nearby. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction. The canal side cycle route into town is also a highly appreciated facility while there is also of supermarkets locally, as well as Junction 13 - M5. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various various performance events at the Subscription Rooms and exhibitions at The Museum in the Park nearby. Ebley Warf enjoys cafes, a wine bar and hairdressers etc. In this location you can enjoy the peaceful canal walk, children's play spaces and local countryside walks on the doorstep.

LIVING ROOM

Wooden framed entrance door, mullion windows to front & rear, radiator, exposed beams & Cotswold stone, window seat, stone spiral staircase to first floor and feature fireplace with log burner.

KITCHEN/DINING ROOM

Range of floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, space for range cooker & fridge/freezer, extractor fan, tiled flooring, splashback tiling, exposed beam & Cotswold stone, space for table & chairs and a UPVC double glazed window & door to front. Opening into...

UTILITY AREA

Plumbing for washing machine & dishwasher.

FIRST FLOOR LANDING

stone spiral staircase to bedroom one, separate staircase to bedroom two, Mullion window to rear, exposed beams & Cotswold stone and access to loft space. The loft is boarded and has power & lighting.

BEDROOM FOUR

Mullion window to front, radiator and exposed beam.

BATHROOM

WC, vanity sink with mixer tap, panelled bath, shower off mains, shower glass, traditional radiator, frosted window to front and cupboard containing Vaillant boiler.

BEDROOM THREE

UPVC double glazed window to front, radiator and exposed beam

STUDY

Lapsed planning to convert into en-suite.

TOP FLOOR

BEDROOM TWO

Accessed via its own staircase. Velux, radiator, wooden flooring and exposed beam.

BEDROOM ONE

Accessed via its own stone spiral staircase. Mullion windows to front & rear, window to side, radiator, exposed beams & Cotswold stone and access to loft space.

EXTERIOR

The rear garden has a fenced lawned area with a shed. Next to the property is a patio seating area with outside lighting, water butt and bedding areas

OFF-STREET PARKING

Accessed via wooden gates, there is a stone chippings driveway.

AGENT NOTES

Please note that there is a right of accesses via the concrete pathway to the rear for the two neighbouring properties.

TENURE

Freehold. The property is Grade 2 Listed.

COUNCIL TAX BAND

The council tax band is B.

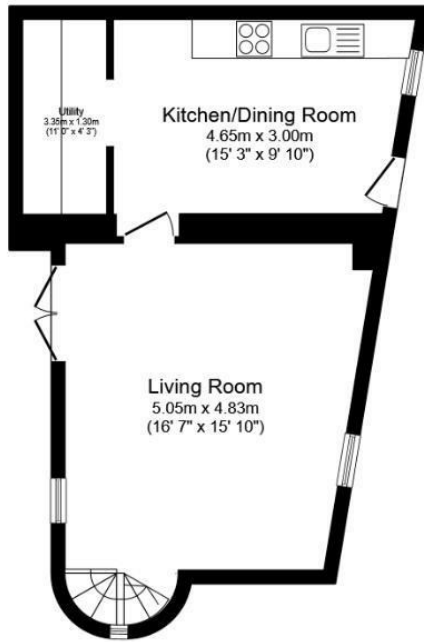
SOCIAL MEDIA

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

GOLD AT BRITISH PROPERTY AWARDS

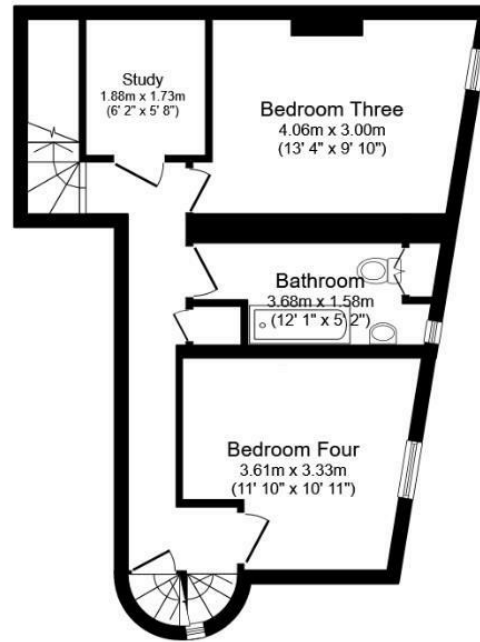
We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

207, Westward Road, Stroud, Ebley, GL5 4SX, GB



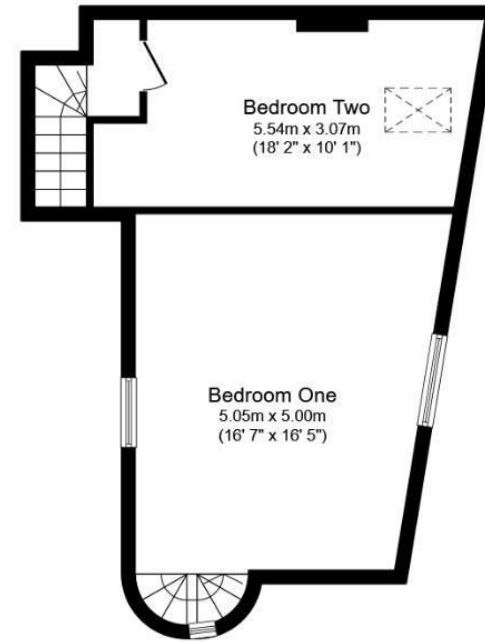
Ground Floor

Floor area 43.4 sq.m. (467 sq.ft.)



First Floor

Floor area 45.8 sq.m. (493 sq.ft.)



Second Floor

Floor area 45.1 sq.m. (485 sq.ft.)

Total floor area: 134.2 sq.m. (1,445 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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