



St Lawrence Vicarage, Church Street Stroud, GL5 1JL
Asking Price £585,000

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Nestled beside the church in the heart of Stroud, this former vicarage presents a rare opportunity to acquire a well balanced residence set within a generous, gated plot. Offered with no onward chain, the property enjoys a peaceful yet central location, with wraparound gardens and ample parking enhancing its appeal along with an attached garage. Internally, the ground floor unfolds from a entrance hall into an inner hallway, giving access to a separate study, WC, and a spacious kitchen breakfast room. The dining room, ideal for entertaining, opens via double doors into a light and bright sitting room. Upstairs, the first floor offers five bedrooms, a family bathroom, and an additional WC. Please note, the property does have a structural issue, an engineers report is soon to be available to see and prospective buyers are advised to consult with their mortgage lender/broker if a purchase is subject to gaining a mortgage. This unique home combines generous accommodation with a prime location, with some wonderful views making it a compelling prospect for those seeking a project with potential.





Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! 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.

Amenities

The historic town of Stroud and meeting point of the 5 valleys is a well-known centre for arts and crafts as well as its weekly Farmers Market just along from our office. Stroud is served by 3 major supermarkets - Waitrose, Sainsburys & Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including Uplands Primary School which is in Stroud, Rodborough Common Primary school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away.

Directions

St Lawrence Vicarage can be found backing St Lawrence Church and accessed along a driveway from Church Street which runs alongside Church Court care centre. As you turn into Church Street, you will see the church Street short stay car park on your left with a drive on your right which leads you to the wooden gates.



Entrance

Tiled floor, coat recess, under stairs cupboard.

Inner Hallway

Staircase, double radiator, doors leading to.....

Study

15'6" x 11'6" max

Double glazed windows to the front and rear, book casing.

WC

Comprising a WC, wash basin, shaver light and point, extractor.

Kitchen Breakfast Room

16'4" x 12'4"

A selection of wall and base units with worktops over. Stainless steel sink unit, space for an electric cooker, secondary stainless steel sink, two double glazed window windows. Wall mounted gas fired boiler, plumbing for washing machine and space for further appliances. Radiator, serving hatch, door leading to a rear lobby with cupboard with solar PV inverter and shelves. Double glazed door to the garden.

Dining Room

15'6" x 10'5"

Two double glazed windows, double radiator, laminate flooring, serving hatch and double doors leading into the sitting room.



Sitting Room 15'5" x 14'4"

Open fire to a stone surround, two double glazed windows, double glazed door, double radiator. Capped off gas point by fireplace, double doors to the dining room.

Landing

Tall double glazed fixed window, radiator, loft hatch, airing cupboard with radiator and shelves.

Master Bedroom 15'6" x 14'3"

This room could be the master bedroom or the second. Double glazed window to the church, built-in wardrobe, double radiator, secondary double glazed window with views.

Bedroom 2 16'4" x 12'4"

There are three double glazed windows with views, double radiator, built-in wardrobe, wash basin with tiled splashback.

Bedroom 3 15'6" x 8'3"

Double closed window with views and a second double glazed window looking towards the drive. Wash basin, double radiator, built-in wardrobe.



Bathroom 6'1" x 5'5"

Comprising a panelled bath with electric shower over, wash basin with tiled splash back, opaque double glazed window, shaver light point, extra extractor, radiator.

WC

WC, extractor.

Bedroom 4 10'6" max x 7'6"

Double glazed to window towards the church, radiator, built-in wardrobe.

Bedroom 5 8'4" x 7'6"

Airing cupboard with hot water cylinder, double glazed window towards the church, radiator.

Outside

Gardens

A driveway from the road gives access to the double wooden gates. From the gates, gardens surround the house with a large area of grass to the right of an extensive driveway which leads to the house and garage. Shrubs and plants are incorporated within the garden to include some fruitful blackberry bushes. There is a porch over the door and an outside tap. A gate to the left of the house leads into



a concrete paved area with some stone walling. Continuing to the rear of the house to meet a grassed area. There are shrubs interspersed and a fenced surround. A paved area to the corner turns to meet a further grassed area with gate along side leading back to the front of the property.

Driveway & Garage

There is an extensive driveway behind the double wooden gates which lead to the house and attached garage. In front of the main gates on the shared part of driveway, to the left, the sellers will reserve a parking space for use by the priest/clergy of the benefice when visiting the church, details of this are yet to be finalised. A photograph online marks the said space. Ask for more information to clarify.

Agents Notes

The sellers will provide an updated structural engineer's report on the movement observed at the property once he has revisited the site. This report will be shared with any prospective purchasers.

Tenure
Freehold

Council Tax Band
Band E

Social Media

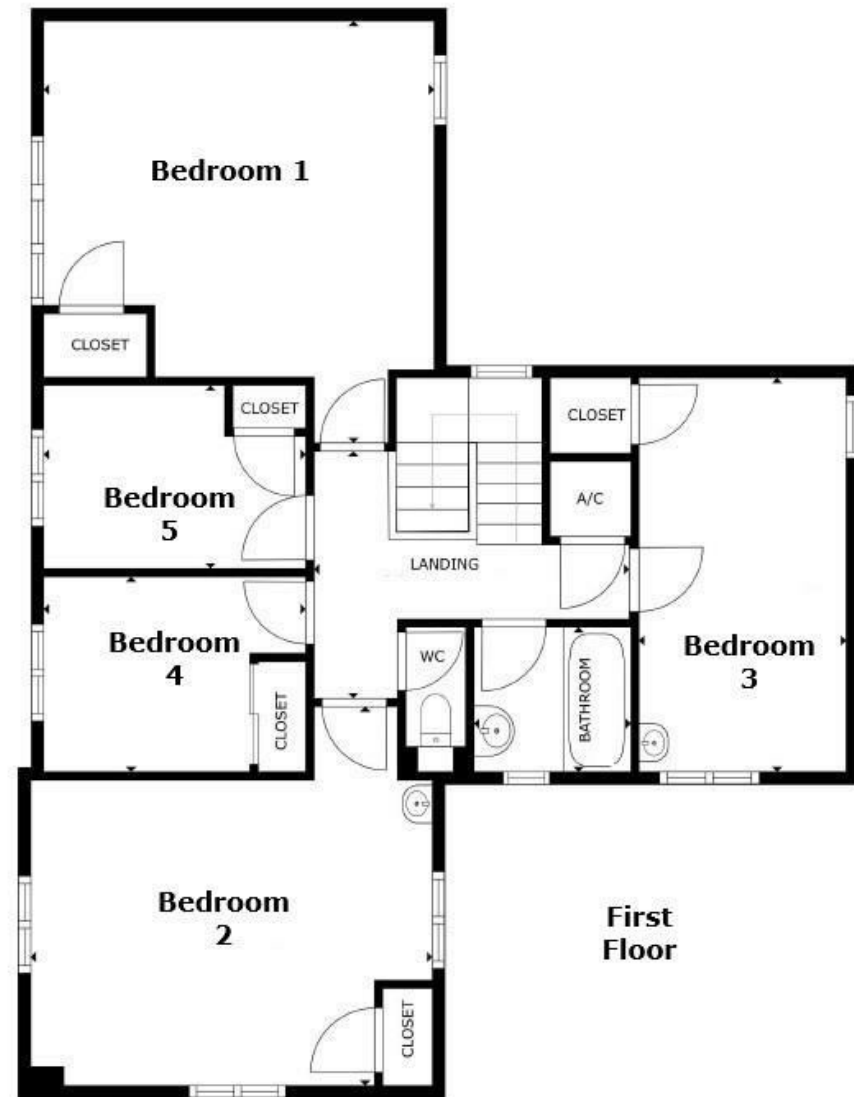
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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