

**Spring Lane, Stroud, , GL5 2DU**

**£585,000**

HUNTERS®

EXCLUSIVE



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Offered with NO ONWARD CHAIN, Hunters Estate Agents are delighted to present this charming detached four-bedroom Cotswold stone family home. Occupying an elevated position on the edge of Thrupp, the property enjoys spectacular valley views while being just a five minutes drive from Stroud town centre.

Hiram house is in the catchment area for Thomas Keble secondary school. 10 minutes canal walk to the café/community hub The Long Tree, featured in the Times. The property is surrounded by the Cotswold Area of Outstanding Natural Beauty.

The ground floor features a welcoming entrance hall, a dual-aspect kitchen/dining room, and a sitting room complete with a log-burning stove. The lower ground floor, accessed via original stone steps or External door offers a large utility room with underfloor heating, a cloakroom and a versatile music room, ideal as a home office, playroom, or additional reception room. On the first floor are two bedrooms, both enjoying wonderful valley views, along with a modern family bathroom featuring both a bath and a separate shower. The top floor provides two further generous double bedrooms, each benefiting from far-reaching views.

Outside, The house has a typical valley side garden with spectacular valley views. An oasis of calm, set at different levels. It is a butterfly rich with fruit trees and enclosed vegetable patch. Newts have been sited. Separate BBQ, eating and relaxing area. Potential for further levelling for a 2nd lawn. The garden is a delight from early Spring, with bluebells & white bells, forsythia, Australian bottle brush plants, NZ flax, native rose, sorbus and rowan trees, as well as a large variety of flowing shrubs and bushes. There are also plum, apple & pear trees laden with fruit in the Autumn.











SITUATION
Located in the village of Thrupp which is just over a mile to the east of Stroud's busy and popular town centre, the property is conveniently located being only a short walk to the excellent local primary school, the award winning Stroud Brewery and any number of lovely walks around the area, such as up to The Heavens for stunning views across the Five Valleys area. An easy level walk, (or cycle), along the canal path brings you into central Stroud. The historic town of Stroud and meeting point of the Five Valleys is a well-known centre for the creative arts and crafts as well as its renowned weekly Farmers Market, which is consistently voted the best in the country. Annual festivals are held across the area as well as various concerts and exhibitions at The Subscription Rooms and The Museum In The Park. Stroud is well served with major supermarkets, (including Waitrose, Lidl and Tesco), state Grammar Schools - for boys and girls. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and a little further afield within 30 minutes are the prestigious Cheltenham Boys
and Cheltenham Ladies Colleges. In addition to Thrupp's primary school there are several other great local primary schools all within a short drive from the property including Rodborough and Minchinhampton primary schools. Stroud has excellent transport links; London Paddington is approximately 90 minutes by train and Bath, Bristol and Swindon are 45 minutes away by car. The M5 and M4 motorway networks can easily transport you East, West, North and South, ideal for commuters, or those family weekends away.

GROUND FLOOR

ENTRANCE HALL
Wooden framed entrance door, tiled flooring, radiator, stone staircase to lower ground floor & staircase to first floor and a UPVC double glazed door to rear courtyard.

SITTING ROOM
13'1" x 12'0"
Double glazed sash window to front with views, two radiators, phone point and log burner.

KITCHEN/DINING ROOM
13'1" x 11'10"
Range of Kitchen units with drainer sink with mixer tap, space for dishwasher, fridge & range cooker, splashback tiling, double glazed sash window to front with views, UPVC double glazed window to rear and space for table & chairs.

LOWER GROUND FLOOR

UTILITY ROOM
17'5" x 12'4"
Range of kitchen units with wooden work surface, belfast sink with mixer tap, plumbing for washing machine, space for tumble dryer, tiled flooring, underfloor heating, radiator, splashback tiling, stone staircase to ground floor and UPVC double glazed window & door to front

CLOAKROOM
Two-In-One WC & basin with mixer tap, tiled floor, splashback tiling and window to side.





MUSIC ROOM
12'5" x 11'6"
UPVC double glazed window to front and a radiator.

FIRST FLOOR

LANDING
Double glazed door to rear garden, double glazed sash window to front with views, wooden flooring, radiator and staircase to top floor & ground floor.

BEDROOM ONE
13'1" x 12'0"
Double glazed sash window to front with views and a radiator.

BEDROOM FOUR / STUDY
12'0" x 6'0"
Double glazed sash window to front with views and a radiator.

BATHROOM
Low level WC, double vanity sink with mixer taps, bathtub with mixer tap & shower hose, shower cubicle, waterfall shower, splashback tiling, traditional radiator, UPVC double glazed & frosted window to rear and cupboard containing Worcester boiler.

TOP FLOOR

LANDING
Window to rear, radiator, wooden flooring and access to loft space. The loft is accessed via a pull-down ladder and has some boards, insulated and lighting.

BEDROOM TWO
13'3" x 11'11"
Double glazed sash window to front with views and a radiator.

BEDROOM THREE
13'1" x 11'6"
Double glazed sash window to front with views and a radiator.

EXTERIOR
There is a initial shaded courtyard accessed via the ground floor, perfect for cooling off in the hot weather. There is an outside tap, shed, access to front, store area, bedding area and steps leading to main garden.

The main rear garden is accessed via a custom-made bridge on the first floor is a gardener paradise which mainly laid to lawn. Further benefits





include various bedding areas, greenhouse, veg patches, gated side access, steps to courtyard seating areas and fence/brick borders. Growing in the garden you will find apple, plum & pear trees, raspberries, roses,

The front has steps leading to front door, outside lighting, gated access to courtyard, recycling bin store and bedding areas.

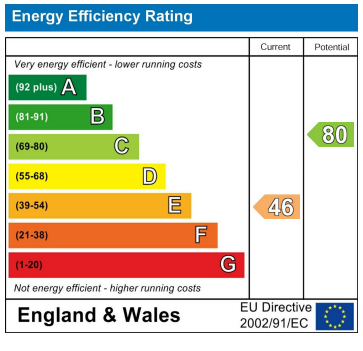
OFF-STREET PARKING
Parking can be found at the front & side of the property for 3 vehicles.

TENURE
Freehold

COUNCIL TAX BAND
The council tax band is D.

AML CHECKS
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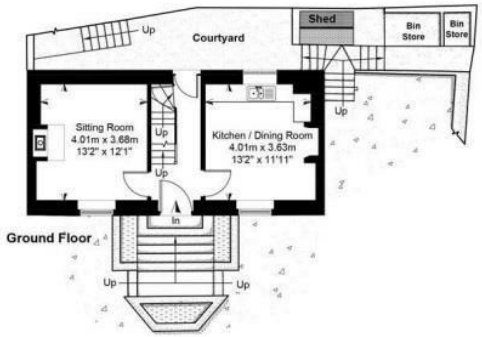


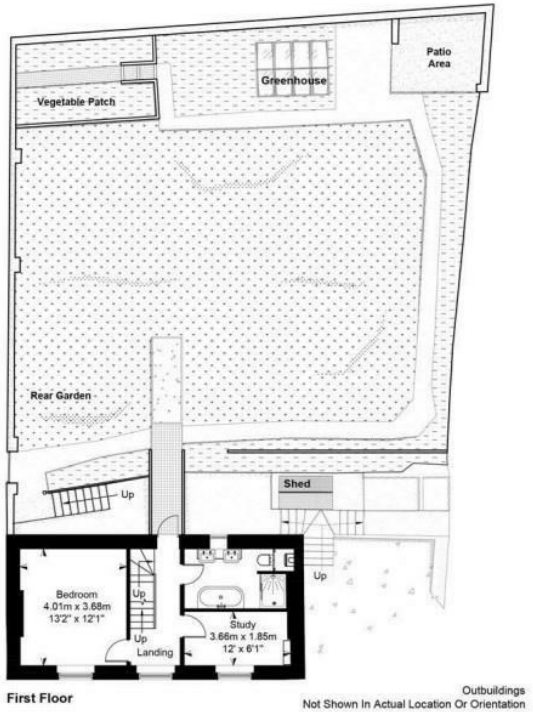

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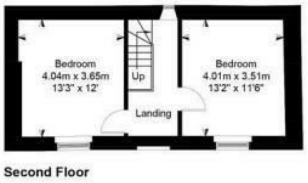
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Approximate IFMS2 Floor Area
House 147 sq metres / 1582 sq feet

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters
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