

# HUNTERS®

HERE TO GET *you* THERE



## Mill Farm Drive

Stroud, GL5 4LA

Asking Price £345,000



Council Tax: C



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## Hunters Stroud 4 x GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! 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](mailto: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; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 3 major supermarkets including Waitrose and 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, Stroud Valley Primary School which is just along the road. 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

From the Cainscross roundabout, proceed up Paganhill Lane under the railway bridge. Turn left into Mill Farm Drive, the property will be found along on the left hand side.

## Entrance Hall

Access to via a double glazed front door, staircase up to the first floor landing and a staircase down to the lower ground floor inner hallway.

## Lower Ground Floor

### Inner Hall

Storage space with light and power, under the stairs cupboard with light.

### Sitting Room

Double glazed patio door looking over the rear garden, two radiators, double glazed window to the front.

### Kitchen

A selection of wall and base units with worktops over. Gas hob, electric oven, extractor, 1 1/2 bowl stainless steel sink, door and window to utility room, arched opening into the dining room.

### Dining Room

Located off of the kitchen with double glazed window to the rear garden, double radiator, coving, double glazed window to the front.

### Utility

External double glazed door to the front. A selection of wall and base units with worktops over. Plumbing for washing machine, space for a tumble dryer. Baxi gas heater, double glazed windows, double glazed door to a small lobby which leads to the WC. The small lobby leads via a double glazed door to the rear garden.

### WC

With WC, double glazed window, wash basin.

## First Floor Landing

A large deep storage cupboard can be found over the hallway area, loft hatch, airing cupboard with gas fired boiler and shelves, doors, two bedroom bedrooms, bathroom, and WC.

### Bedroom 1

Double glazed window to the rear garden, radiator, built-in wardrobes and drawer units with matching dressing table.

## Bedroom 2

Double glazed window to the rear, radiator.

## Bedroom 3

Double glazed window to the front, radiator.

## WC

Comprising a encased WC, wall cupboard, opaque a double glazed window.

## Bathroom

A white suite comprises a metal bath with electric shower over, pedestal basin, tiled splash back, opaque double glazed window.

## Outside

## Front Garden

Approached through a gated entrance with pathway from the driveway leading down to the main entrance door. There is a canopy porch and an area laid to grass. Located to the other entrance door into the utility which can be found to the left of the garage, steps lead down to a lower area with a useful integral store.

## Rear Garden

The bulk of the garden is laid to grass with small pond, cold water tap and conifer tree. As you proceed down the garden a wooden shed can be found on your left and a sectioned off wood and wire fence and gate leads to a second banked terrace with trees and shrubs leading to the stream at the bottom which is at a very much at a lower level from the garden and house.

## Garage & Driveway

As touched on earlier a gated driveway provides parking for one car and lead leads to a garage with light, power and gas meter.

## 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.

## Council Tax Band

Band C



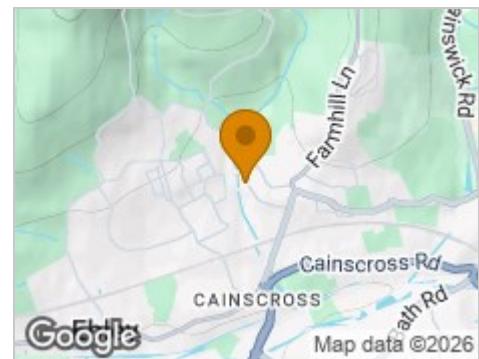
## Road Map



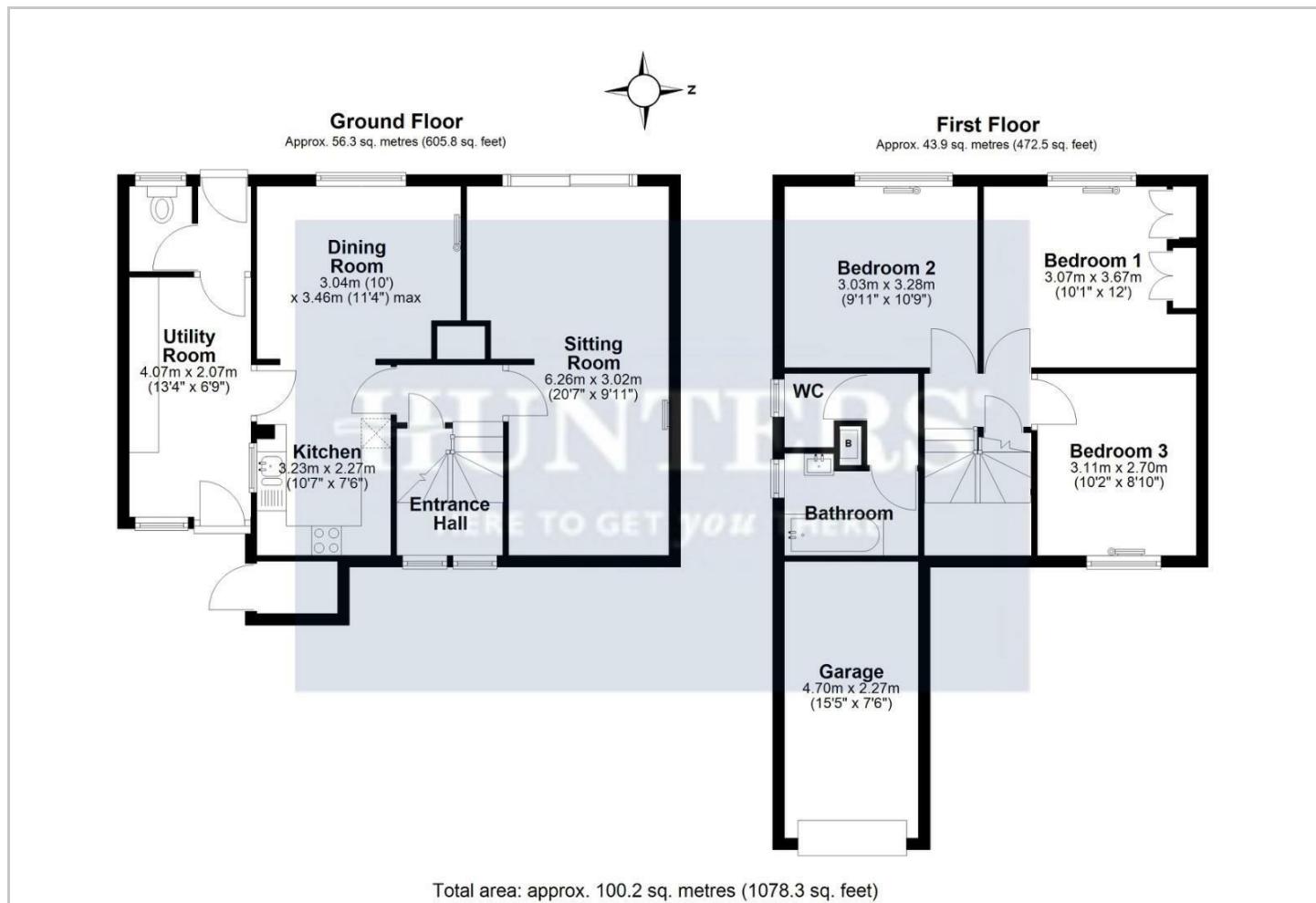
## Hybrid Map



## Terrain Map



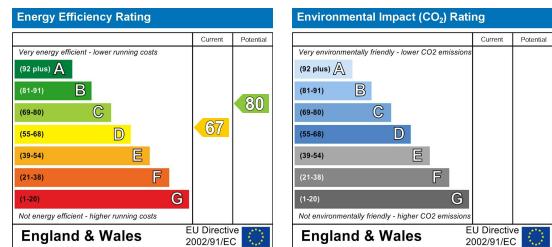
## Floor Plan



## 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. **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.