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Barrowfield Road

Stroud, GL5 4DF

Asking Price £385,000



Council Tax: D

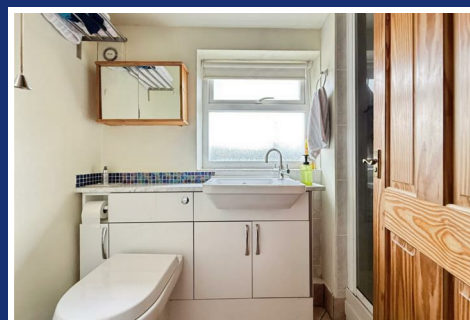




# 17 Barrowfield Road

Stroud, GL5 4DF

Asking Price £385,000



## Description

This detached 3 bedroomed family home on Barrowfield Road enjoys a peaceful setting backing onto open fields, giving it a wonderfully private and rural feel while still being close to local amenities. Inside, the sitting room offers a cosy retreat with its multi-fuel burner, while the kitchen-dining room provides the ideal hub for family life, opening directly into the bright conservatory. A practical utility room links the kitchen to both the garage and a handy downstairs shower room with WC. Upstairs, there are 3 bedrooms, two comfortable doubles and a generous single along with a family bathroom. Outside, the rear garden is mainly laid to lawn, offering plenty of space for children, pets, or simply relaxing. Together with side access leading to the front. With driveway parking, a garage, and uninterrupted views across the fields behind, this is a home that combines, practicality, and a truly appealing outlook.

## 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.

## Hallway

Staircase to the first floor with under the stairs cupboard, double glazed front door with panel, radiator, tiled floor.

## Sitting Room

Double glazed window to the front, multi fuel burner, radiator, fixed double glazed window to the side.

## Kitchen Dining Room

A selection of wall and base units with worktops over. Square stainless steel sink with shower tap, views to garden and access to the conservatory. Pull out large style units, radiator, French doors, Gas range style cooker, wide extractor hood, recessed lighting, space for fridge freezer, tiled floor and opening to utility.

## Conservatory

Tiled floor, double glazed French doors to the garden.

## Utility Room

Double glazed window, plumbing for washing machine and space for a tumble dryer above, plumbing for a dishwasher. Radiator, tiled floor, door to shower room and door into garage.

## Shower Room/WC

WC, wash basin, double glazed window, tiled floor, shower cubicle with electric shower.

Tel: 01453 764912

### First Floor Landing

Double glazed window, access to loft and doors to the bedroom and bathroom. Airing cupboard housing the Vaillant boiler.

### Bedroom 1

Double glazed window to the front, radiator, ceiling light and fan.

### Bedroom 2

Radiator, double glazed window with views over field, radiator.

### Bedroom 3

Double glazed window to the front, radiator.

### Bathroom/Shower Room

Bath with shower over, towel rail, double glazed window to the rear, WC, shaver point.

### Outside

### Front Garden & Driveway

There is a garden area laid to stones behind a low stone wall incorporating driveway parking in front of the sitting room window and garage.

### Rear Garden

A good size garden with views over countryside beyond. Mainly laid to grass with a patio area. side gate.

### Tenure

Freehold

### Council Tax Band D

### 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.

### Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards AGAIN in 2025. We also won the award in 2024, 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](mailto:stroud@hunters.com) for a free valuation.





Road Map



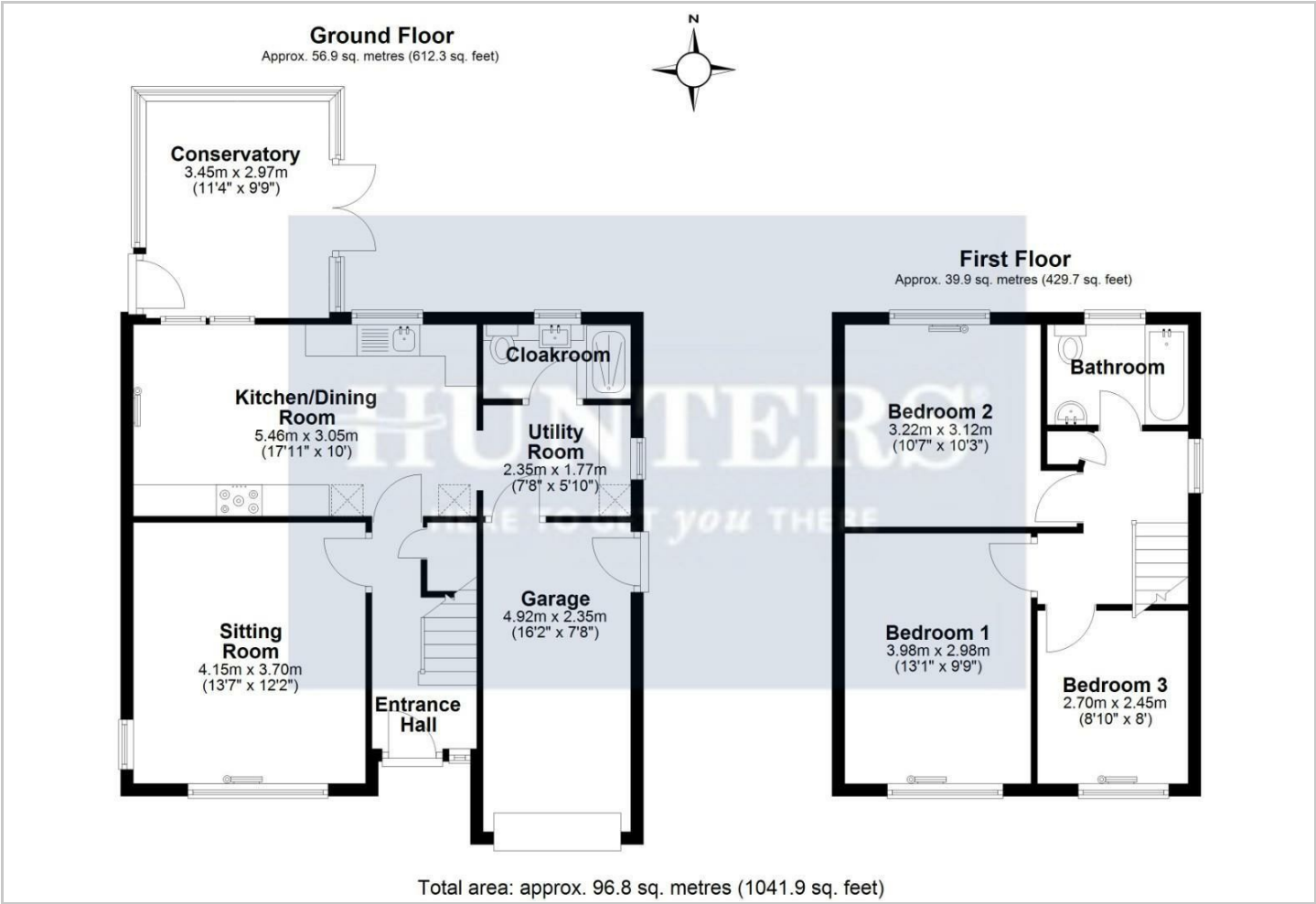
Hybrid Map



Terrain Map



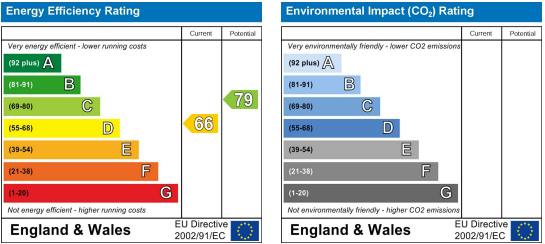
Floor Plan



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.