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**Etheldene Road**  
Cashes Green, Stroud, GL5 4RS

Asking Price £375,000



Council Tax: B



# 25 Etheldene Road

Cashes Green, Stroud, GL5 4RS

Asking Price £375,000



## Description

This charming three-bedroom extended red-brick Victorian home in Cashes Green blends period character with thoughtful modern updates, creating a warm and inviting living space. The property opens with a welcoming entrance hall leading to the sitting room at the front and plenty of natural light. To the rear, a generous dining room provides an ideal space for family gatherings, enhanced by a cosy wood-burning stove and direct access to the modern, well-appointed kitchen. A convenient downstairs cloakroom completes the ground floor. On the first floor, you'll find bedrooms one and three, with bedroom one benefiting from a walk-in wardrobe, along with a spacious bathroom/shower room positioned at the rear. The second floor offers a large attic room, currently used as a versatile guest bedroom and home office, making excellent use of the extended layout. Outside, the level garden is laid to lawn with a patio area and useful shed, perfect for outdoor dining and relaxation. The property also includes driveway parking for two cars side-by-side, along with the added advantage of an EV charging point. Altogether, this is a beautifully balanced home that combines Victorian charm with practical modern living in a desirable location.

## Hunters Stroud Win GOLD Again

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

Cashes Green is a few miles from the centre of Stroud with its award-winning farmers market, fantastic indoor food hall and range of national and independent shops. Cainscross is located a short walk or drive away and here there is a local Co-op supermarket and Post Office. There is also a full range of supermarkets all within a short drive. Schooling is very convenient in Cashes Green too with Foxmoor Primary School less than a 5-minute walk from the property, with two more successful primary schools within a 10-minute walk. Archway School, and the grammar schools, Marling an Stroud High

School, are also easily accessible by foot and are well renowned. Stroud is convenient for all types of travel, Jct 13 of the M5 is less than 5 miles from the property, and the direct train journey to London from Stroud station is less than 90 minutes. Cashes Green itself has a good bus service for travelling locally and to Stroud, or further afield via Stroud to Gloucester and Cheltenham. Stroud has a thriving leisure centre and various options for outdoor activities, especially walking. Cashes Green is close to Standish Woods and Haresfield Beacon, and the Cotswold Way is only a 15-minute walk from the property, which has outstanding views of the beautiful surrounding countryside.

## Entrance Hallway

Laminate floor flooring, radiator. Door matting, thermostat and staircase to the first floor landing.

## Living Room

12'5" to chimney breast x 11'3" (3.78m to chimney breast x 3.43m)

Double glazed window to the front, alcove cupboards with shelving, chimney breast, radiator.

## Dining Room

13'7" into alcove x 11'5" (4.14m into alcove x 3.48m)

A good size room with wood burning stove, laminate flooring, radiator, recessed lighting, double glazed window to the rear, small under stairs cupboard/access cupboard. Door to the WC and access to the kitchen.

## Cloakroom

Comprising A saniflo WC, wash basin, extractor, fixed double glazed window.

## Kitchen

11'3" x 7'9" (3.43m x 2.36m )

A modern range of gloss grey wall and base units with worktops over. Built-in electric oven and ceramic hob, 1 1/2 bowl sink, plumbing and space for a dishwasher, space for fridge freezer, radiator, double glazed windows to the rear and side aspects. Recessed lighting, extractor, radiator, tiled flooring, double glazed door to the side into garden. Kair ventilation unit.

## Landing

Radiator, fixed double glazed window, door and staircase leading to the master bedroom. built-in wardrobe/cupboard, Kair ventilation unit. Just before entering the bathroom, you will find a cupboard with a Worcester combination gas fired boiler and opposite a space with plumbing for a tumble dryer with shelving above.

## Bedroom 1

13'0" max 11'3" (3.96m max 3.43m)

Double glazed window, radiator, built-in wardrobe.

## Bedroom 3

11'6" max x 10'6" max (3.51m max x 3.20m max)

Double glazed window to the rear, double radiator, understairs cupboard/wardrobe.

## Bathroom/Shower Room

8'7" x 8'5" (2.62m x 2.57m )

A good sized bathroom comprising a panelled bath, shower cubicle, pedestal wash basin, WC, extractor, shaver point, laminate flooring, double glazed window to the rear. Kair ventilation unit.

## Top Floor

### Master Bedroom

17'0" x 16'8" (5.18m x 5.08m )

Two roof windows, double glazed window to the front, radiator, eaves for storage.

## Outside



## Driveway Parking

There is driveway parking for two cars side-by-side. Also, and EV charger and side gate leading to the rear garden.

## Rear Garden

The rear garden is lead to lawn with shed and a fenced surround. There is a patio area, tap and distant view.

## Tenure

Freehold

## Social Media

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## Council Tax Band

Tax Band B



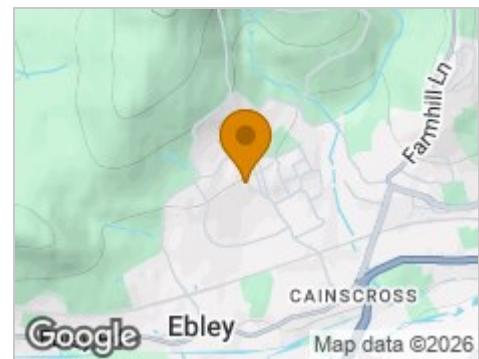
## Road Map



## Hybrid Map

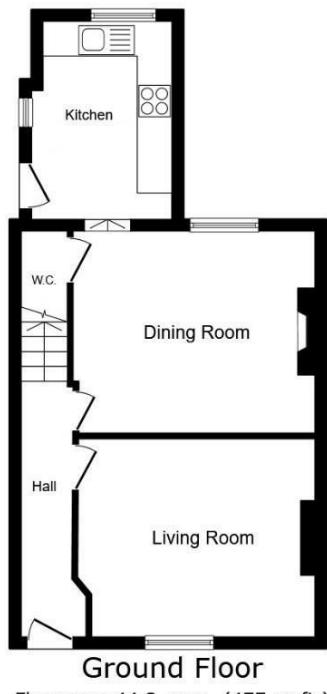


## Terrain Map

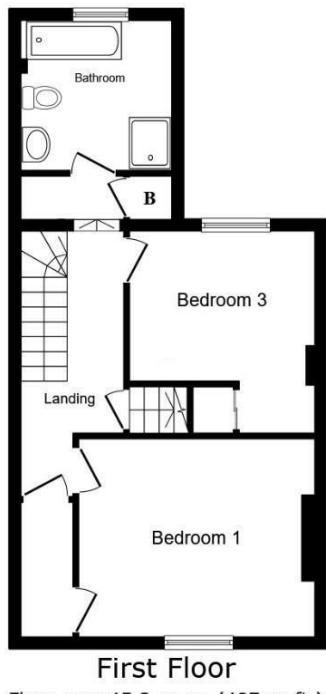


## Floor Plan

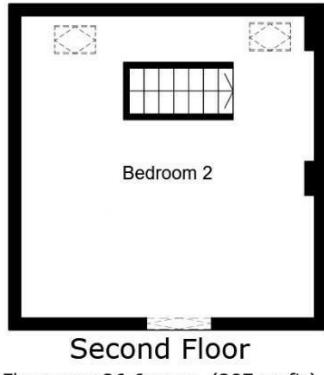
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Floor area 44.3 sq.m. (477 sq.ft.)



Floor area 45.3 sq.m. (487 sq.ft.)



Floor area 26.6 sq.m. (287 sq.ft.)

Total floor area: 116.2 sq.m. (1,251 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](http://www.Propertybox.io)

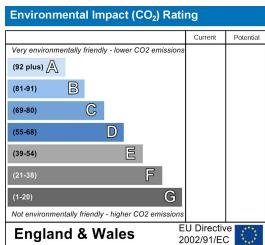
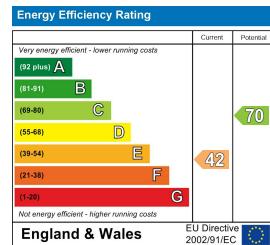
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## Viewing

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.