



Farmhill Lane, Stroud, Glos, GL5 4BU

Asking Price £499,950

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



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Hunters Stroud are delighted to offer this well presented 3 bedroom 1930's built detached family Home located within an elevated position and boasting far reaching views towards Selsley. There is parking on the driveway in front of the property leading to a carport. Internally the property comprises: A welcoming hallway leading to a sitting room with wood-burner. The kitchen boasts many built in appliances to include: A double oven, induction hob, extractor, dishwasher to stay, also, a combo microwave – oven, fridge and freezer. The kitchen opens into the dining area with French doors leading to garden and door leading into the utility to the side and shower room. To the first floor: A light and bright landing leads to 2 double bedrooms and a single bedroom not forgetting of course a good sized family bathroom/shower room. Outside to the front, a landscaped garden leads you towards an open porch with driveway parking to the side leading to a carport. To the rear a good size garden with various seating areas around the garden taking in the wonderful view towards Selsley. Also to the rear a sectioned off area of garden where various sheds can be found and a useful wood store. Viewing's by appointment only.





#### Hunters GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 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.

#### 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 centre of Stroud, proceed along Beeches Green and take a left onto Stratford Road. Go past Stroud college and Stratford park on the right and continue past the Tesco Express. Take a right onto Farmhill Lane where the house will be come available on the left hand side.

#### Hallway

A welcoming hallway with beautiful wooden doors lead into the various rooms. Laminate flooring, under stairs cupboard, encased radiator, original front door with opaque glass within and surrounding the door.

#### Sitting Room

Large double glazed splay-bay window, wood burner with oak mantle, radiator.

#### Kitchen Dining Room

Open plan opening into the dining room comprising: Wood effect shaker style wall and base units with worktops over. Built-in fridge and freezer, double oven and grill with microwave Combo oven above. Dishwasher included, induction hob with stainless steel extractor hood over. 1 1/2 bowl stainless steel sink with mixer tap, recessed lighting, roof window, pull out ladder style unit spice racks, wine rack. To the dining area: Double glazed French doors to the garden, laminate flooring, double radiator, door to utility room.

#### Shower Room/WC

Comprising a white suite to include a pedestal basin, WC, corner shower cubicle with electric shower, extractor, recessed lighting, heated towel rail, fully tiled walls.



#### Utility Room

Gloss white wall and base units, stainless steel sink unit with a tiled splash back, double radiator, double glazed window to the front, loft hatch, vinyl flooring, radiator, door to shower room, double glazed door to the rear garden.

#### Landing

Double glazed window to the side, radiator, loft access, wood doors leading to the bedrooms and family bathroom.

#### Master Bedroom

A double bedroom. Two radiators, distant views over rooftops.

#### Bedroom 2

A double bedroom. Double glazed window to the rear with an additional double glazed window to the side. Radiator.

#### Bedroom 3

Laminate flooring, double glazed window to the front, radiator.

#### Bathroom

A good size bathroom: Comprising a white suite to include a shower cubicle, deep bath with central taps, WC, wash basin, tiled flooring, recessed lighting, opaque double glazed window . airing cupboard with hot water cylinder and shelving. Extractor, chrome heated towel rail.



#### Outside

##### Front Garden

The property is nicely positioned in a slightly elevated position and approach via an elegant iron gate with steps leading to a level terraced area. To the side of the terrace is an area laid to stones and shrubs. A few further steps lead to the open porch and along to the side gate.

##### Rear Garden

Adjacent to the side of the property is a level patio terrace with log store and a gate to the front. A paved pathway leads from the side around to the back of the property to meet the opposite side of the house extending into a further patio and on to the opposite side of the house to the rear of the utility area continuing to a secondary gate to the front. Two sets of steps with shrub beds either side lead to a lawned area where wonderful views can be seen towards Selsey. There are various seating areas in the garden and a real sense of space. A central pathway between the lawn leads to a further section of garden with two sheds and an open fronted wood store.

##### Driveway & Carport

A tarmac driveway leads to a carport which has provision for an EV charger (current EV charger will be removed).



**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 D

**Tenure**  
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>59</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

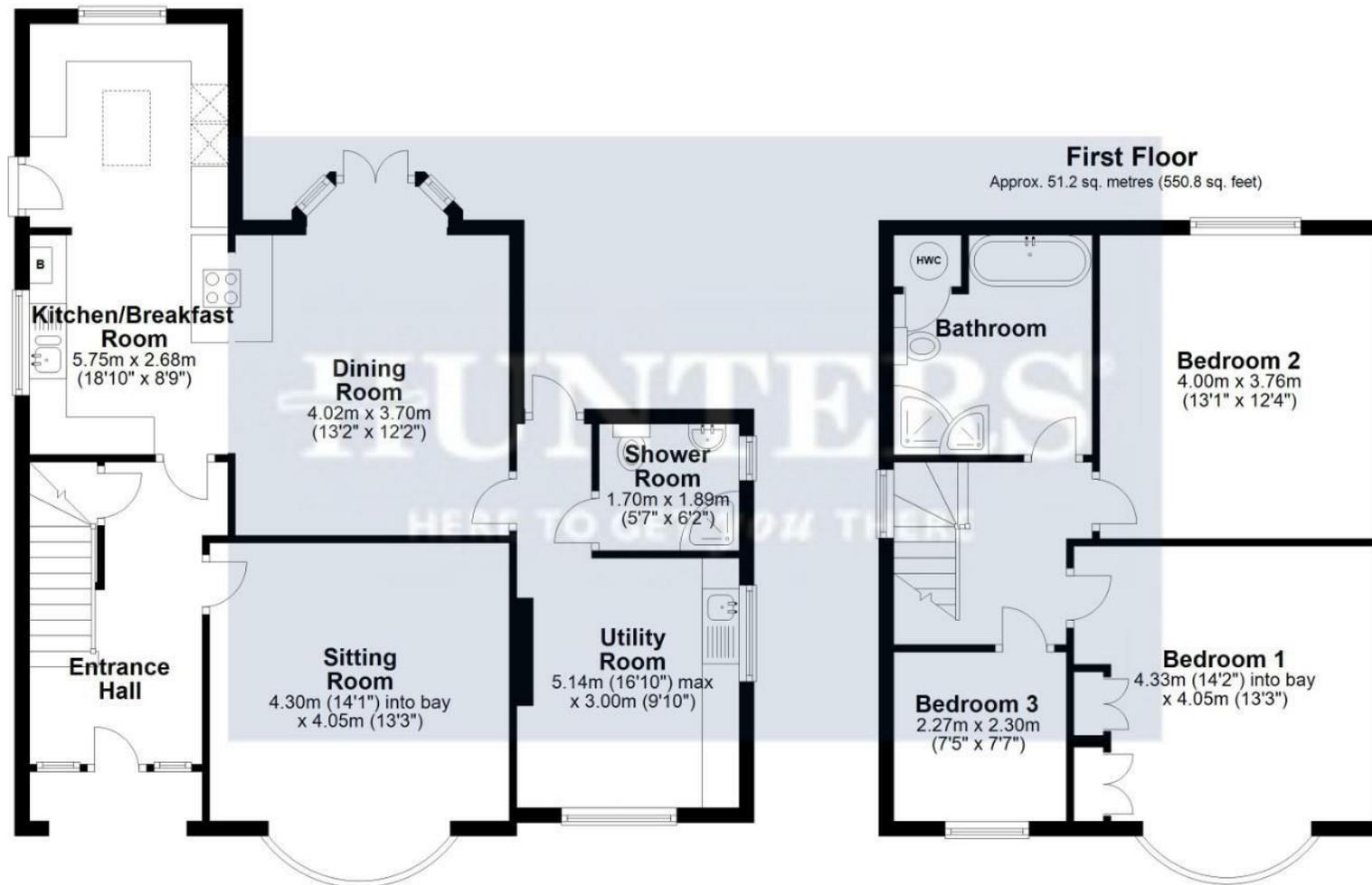
**DISCLAIMER**

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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## Ground Floor

Approx. 76.5 sq. metres (823.0 sq. feet)



Total area: approx. 127.6 sq. metres (1373.8 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

Twyford, STROUD

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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