

## The Chestnuts, London Road, Stroud, Gloucestershire, GL5 2AT



Sought after location • Close to amenities • Walking distance to town • Far reaching views •  
Generous sized garden • Beautifully presented • Parking • EPC TBC

# The Chestnuts,

London Road, Stroud, Gloucestershire, GL5 2AT

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Tucked away in a private position and within easy walking distance to shops and amenities stands this beautifully presented semi-detached residence offering lovely living accommodation with views looking out and enjoying a generous-sized garden.

On entering there is a good-sized well-presented entrance hall with a cloakroom leading off.

Leading up, the sitting room is of a generous size with plenty of room for a dining room table and there are beautiful far-reaching views looking out. There is direct access out to a raised decked balcony from where to sit and relax and enjoy the views.

Following through the kitchen is of a good size and presented in a contemporary style and enjoying plenty of built-in units and a central breakfast bar.

To the lower ground floor, there are three well-presented bedrooms and the family bathroom which is immaculately presented in a contemporary style. There is a separate utility and storage area

Outside, there is a gated entrance leading through to a gravelled parking area. The garden is of a generous size and there is a good-sized patio providing a lovely area from where to entertain and relax.

## Amenities

The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; 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 has two state Grammar Schools, for boys and girls, and Archway School, a mixed

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. Stroud has good transport links with London Paddington by train and Bath and Bristol by car.

## Directions

From our office in Nailsworth take the third exit from the roundabout onto George Street continuing up the 'W' and follow the road to the junction with Cirencester Road at Tom Long's Post. Turn left then first right onto Brimscombe Hill, following down to the bottom of the hill to the junction with the London Road (A419). Turn left onto London Road and carry on towards Stroud where the property can be found on the left hand side before the Bristol Street Motors garage up the little lane to the side.

## Services & Tenure

The tenure is Freehold. All mains services are connected.

## Local Authority

Stroud District Council

Council Tax Band: E

## Our reference

STRVAL/SM/RN/03102023

## We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)

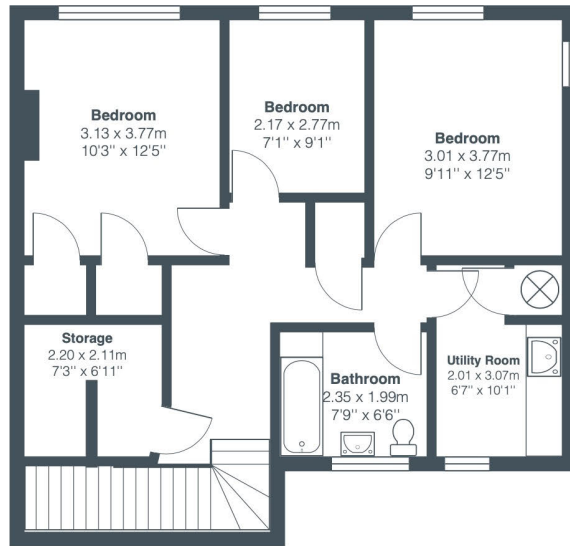




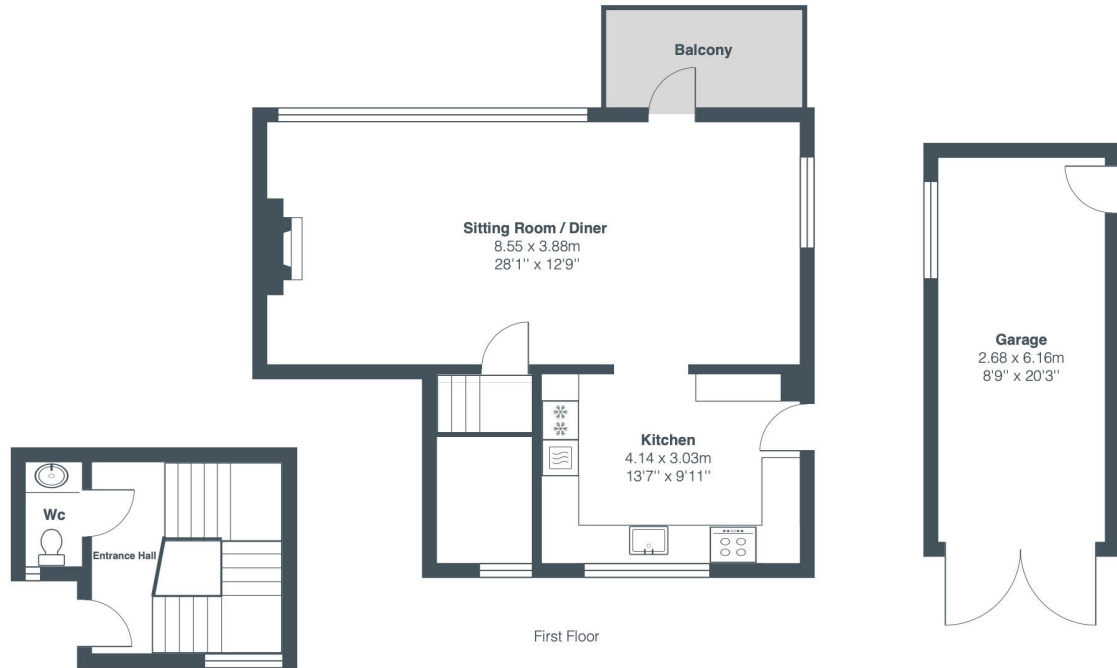


# PerryBishop

PROPERTY MADE PERSONAL



Lower Ground Floor



Ground floor

Total Area: 144.6 m<sup>2</sup> ... 1557 ft<sup>2</sup>

All measurements are approximate and for display purposes only

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)

[perrybishop.co.uk](https://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

