

# PerryBishop

PROPERTY MADE PERSONAL

**The Coach House**, 35 Ashway Court, Stroud, Gloucestershire, GL5 4LL



Sought after location • Close to amenities • Parking • Garage • Well presented • EPC B





## The Coach House,

35 Ashway Court, Stroud, Gloucestershire, GL5 4LL

To the outside there is parking and a garage to the front and to the side there is a fully enclosed garden and patio area.

### Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

### About the property

Located in a sought-after position close to schools and amenities stands this well-presented three-bedroom residence benefiting from a garage, parking, and a garden.

On entering there is an entrance hall with a good-sized kitchen/dining room leading off enjoying plenty of modern built-in units and patio doors leading out to the garden and patio area.

From the hallway, there is direct access into the garage.

To the first floor, there is a lovely size lounge with plenty of room for a dining room table and there are views looking out.

Also on the first floor there is a bedroom and a well-presented family bathroom. To the second floor, there are a further two good size bedrooms one benefitting from an en-suite shower room.

### 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 offices in Nailsworth take the A46 towards Stroud. After 3 miles at Stroud auction rooms, turn left into Dudbridge Road and follow the signs towards Cainscross. At the Sainsbury's roundabout take the third exit onto Dudbridge Road. At the Cainscross roundabout take the first exit onto Westward Road and then turn right into Cashes Green Road. Proceed along a short distance and turn right into Ashway Court where the property can be found on the right hand side.

### Services & Tenure

The tenure is Freehold.







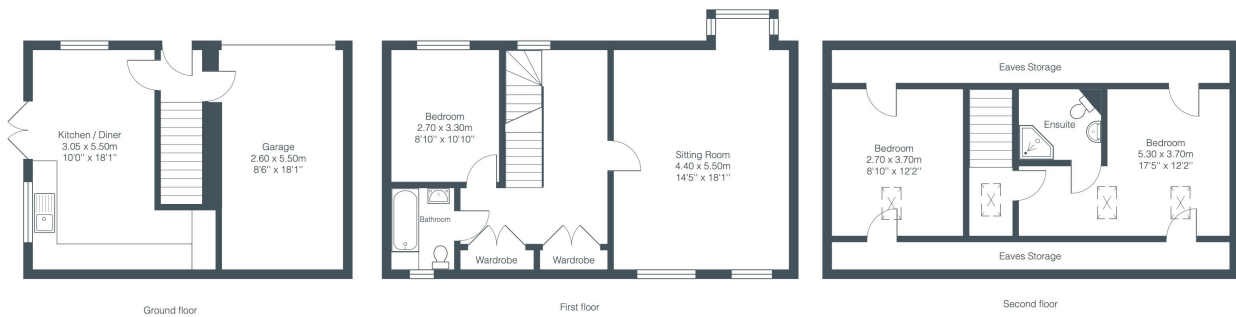
**Local Authority**  
Stroud District Council

Council Tax Band: B

**Our reference**  
STRVAL/SM/RN/22042024

**We'd love to hear from you**  
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Total Area: 133.4 m<sup>2</sup> ... 1436 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

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**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.

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