

Graces Field, Stroud, Gloucestershire, GL5 4EN



Sought after location • Close to amenities • Walking distance to town • Views • Parking • Garage
• Immaculately presented • EPC C

Graces Field,

Stroud, Gloucestershire, GL5 4EN

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Welcome to this stylish and modern house, located in a charming and convenient neighbourhood. Boasting three well-appointed bedrooms, this sophisticated property offers both comfort and style.

The house features a spacious patio area, perfect for enjoying outdoor gatherings and relaxation. In addition, there is convenient off-street parking and a garage for your vehicles or storage needs.

This property has been meticulously maintained, offering a turn-key solution for those seeking a contemporary living space. With easy access to local amenities and transport links, this home is ideal for modern living.

Don't miss the opportunity to make this well-maintained property your own. Contact us today to arrange a viewing and experience the charm and convenience this home has to offer.

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 only 90 minutes (approx.) by train and Bath and Bristol 45 minutes by car.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in Nailsworth head onto the A46 Bath road following the signs for Stroud. After 4 miles and reaching the roundabout head straight across following the A46 onto Merrywalks. Take the first exit from the roundabout into Beeches Green and take the first exit from the next roundabout into Stratford road. Go straight over the next four roundabouts and take the next turning on the right into Graces Field.

What 3 Words: [///clubs.uncle.denote](#)

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: C

Our reference

STRVAL/SM/RN/11072024

We'd love to hear from you

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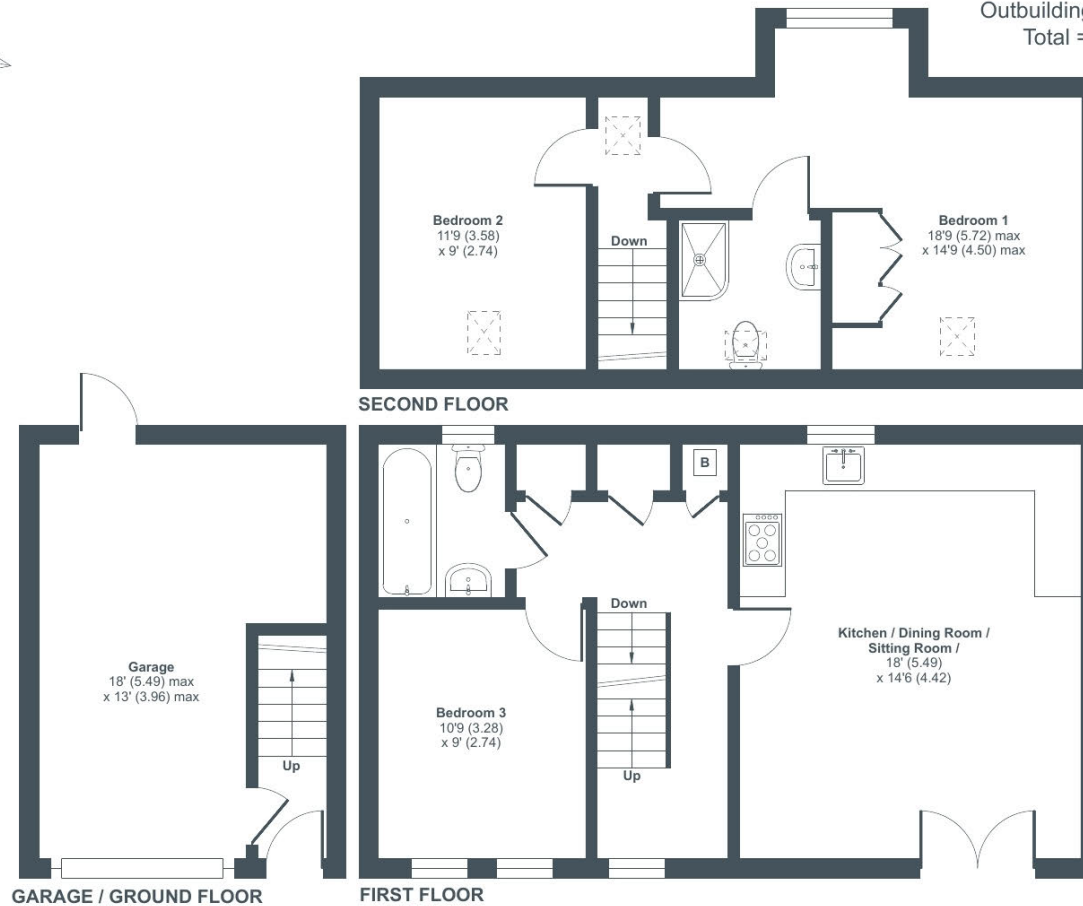
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Approximate Area = 952 sq ft / 88.4 sq m

Outbuilding = 189 sq ft / 17.5 sq m

Total = 1141 sq ft / 105.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1158586



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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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