

## Langtoft Road, Stroud, Gloucestershire GL5 1NJ



Detached house • Stunning views! • Three bedrooms • Bathroom and en suite • Two reception rooms • Garage and parking • EPC C

# Langtoft Road,

Stroud, Gloucestershire GL5 1NJ

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Located in a lovely, elevated, cul-de-sac location offering beautiful views across Stroud to the countryside beyond, this modern detached house offers a perfect blend of style and functionality.

The accommodation is bright and airy, with contemporary finishes throughout, and is arranged to make the most of the views, with the sitting room and kitchen/dining room on the first floor, along with 2 bedrooms, bathroom, separate WC, and boot room. On the ground floor, there is a further bedroom with an en suite shower room and another reception room, which could be used as a formal dining room, study, or occasional fourth bedroom.

The well-maintained garden, off-street parking, and garage further enhance the appeal of this home.

Situated in a convenient location with great access to local amenities, schools, and transport links, this property is perfect for families or professionals looking for a stylish and comfortable home. Don't miss the opportunity to make this house your own and schedule a viewing today.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## 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 Town Centre office, head away from Stroud on the London Road, turning left into Cornhill at the mini-roundabout. Continue into Parliament Street and then the Bisley Old Road. After approximately 0.4 miles, turn left into Reservoir Road and then continue straight on into Langtoft Road. Bear right and the property will be found on the right hand side.

What3Words: ///greed.shapes.foresight

## Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

## Local Authority

Stroud District Council

Council Tax Band D

## Our reference

STR/DH/KF/03032025

## We'd love to hear from you

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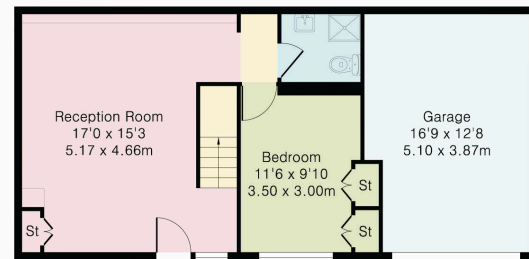




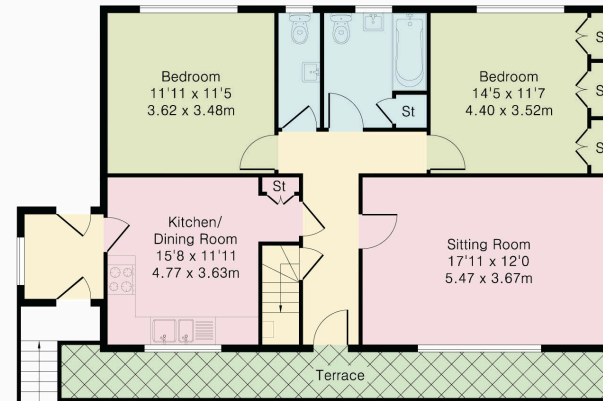
**Approximate Gross Internal Area 1499 sq ft - 139 sq m**

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 887 sq ft – 82 sq m



Ground Floor



First Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

Gloucestershire • Oxfordshire • Wiltshire

