

## 13 Bowbridge Wharf, Stroud, Gloucestershire, GL5 2LD

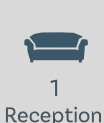


- No Onward Chain – Hassle-free purchase.
- Eco-Friendly Upgrades – Air Source Heat Pump installed.
- Solar Panels & Battery – Drastically reduced energy bills.
- Prime Canalside Location – Direct access to historic towpaths.
- Top-Floor Principal Suite – En-suite and walk-in wardrobe.
- EPC A

# 13 Bowbridge Wharf,

Stroud, Gloucestershire, GL5 2LD

## Key Features



## About the property

Quietly positioned within the highly sought-after Bowbridge Wharf development, this beautifully presented townhouse offers contemporary living in an idyllic canal-side setting.

Offered to the market with NO ONWARD CHAIN, this home has been significantly upgraded for the future; the installation of an air source heat pump and photovoltaic solar panels with battery storage makes the property exceptionally energy-efficient and cost-effective to run. There is also an electric vehicle charging point.

Constructed in 2017 on the banks of the historic Thames and Severn Canal, the property enjoys attractive leafy views and a picturesque towpath walk directly into Stroud town centre.

## The Accommodation

The living space is intelligently arranged over four floors, offering a total area of approximately 136.7 sq m (1471 sq ft):

**Ground Floor:**  
Features a welcoming entrance hall leading to an expansive integral garage with workshop and utility area (4.36m x 6.09m) and a sheltered car port.

**First Floor:**  
The heart of the home, comprising a spacious sitting room that flows into a dedicated dining area and a contemporary kitchen (3.26m x 3.68m) with French doors to the rear garden. This floor also includes a convenient cloakroom/WC.

**Second Floor:**  
Hosts two bedrooms, including a well-proportioned double (4.30m x 3.41m), a separate study/bedroom (1.78m x 2.11m), and the primary family bathroom.

**Third Floor:**  
Dedicated to a private principal suite, featuring a large bedroom (3.37m x 4.54m), an en-suite shower room, and a generous walk-in wardrobe (2.54m x 1.37m).

**Exterior & Efficiency**  
In addition to the integral garage/work shop and car port, there is also a private, low maintenance rear garden with side access and a south-westerly aspect.

The property is designed with modern sustainability in mind. The solar PV system with battery storage allows you to harness and store your own energy, while the air source heat pump provides a low-carbon heating solution. Whether you are enjoying the waterside views or relaxing in the stylish top-floor suite, this home offers a perfect blend of luxury and "future-proofed" green technology.

Agent's Note: There is an annual service charge of approximately £350, which contributes towards grounds maintenance and insurance of the canal bank. There is no onward chain.

## 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.

Stroud is an easy walk away, where you will find supermarkets, banks and leisure facilities including a cinema. It 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. There is a main line railway station at Stroud which brings London within 90 minutes travelling time. Cirencester, Gloucester, Cheltenham, Bath, Bristol, Swindon, the M4 and M5 are all easily accessible.

## 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.

## Directions

Leave Stroud Town Centre heading towards Cirencester, via the London Road and continue onto the A419. Follow the road for about 0.3 miles and then turn right onto Butterow Hill, by the Bowbridge Arms. Turn right into Bowbridge Wharf immediately after the bridge.

What3Words ///episodes.memo.unloads

## Services & Tenure

- Tenure - Freehold
- Electricity - Mains Supply
- Water - Mains Supply
- Sewerage - Mains Supply
- Heating - Air Source Heat Pump

## Local Authority

Stroud District Council, Stroud  
Council tax Band - D

## Our reference

NAI250350  
8th January 2026

## We'd love to hear from you

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Total Area: 136.7 m<sup>2</sup> ... 1471 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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