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PROPERTY MADE PERSONAL



Selsley West, Stroud, Gloucestershire, GL5 5LJ

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Stroud, Gloucestershire, GL5 5LJ

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Sought after location
- Beautifully presented
- Contemporary design
- Far reaching views
- Plenty of parking
- Good size garden
- Garaging
- EPC - D

About the property

Discover the epitome of modern living in this charming 4-bedroom detached house nestled in the heart of a picturesque village. Boasting a bright and spacious interior, this property offers a comfortable and homely atmosphere for you and your family to enjoy. The house features a stylish garden and patio perfect for outdoor entertaining, along with off-street parking and garaging for your convenience as well as an outside office. This property also has full planning permission for a two storey extension.

Situated in a quiet and scenic location, this property provides a peaceful retreat from the hustle and bustle of city life. Don't miss this opportunity to make this stunning house your new home. Contact us today to arrange a viewing.

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

Selsley Common is an area of outstanding natural beauty enjoying 160 acres of Common Land. It is a rural position, enjoying stunning scenery and a beautiful unspoilt landscape. Nearby are the villages of King's Stanley and North Woodchester. King's Stanley offers a more comprehensive selection of amenities including a village store, primary school and a pub, with North Woodchester offering a post office/village shop and primary school.

The closest town is Stroud with a supermarket at the bottom of Selsley Hill, plus two other supermarkets, a Saturday Farmers' Market in the centre, high street shops and individual boutiques. There is a cinema and ten pin bowling as well as leisure centre. Stroud offers several good secondary schools including a boys and a girls grammar school.

The area has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol are only about 40 minutes by car, with Cirencester, Cheltenham and Gloucester also easily commutable.

Directions

From the A46 heading towards Stroud, take the left hand turning into Selsley Road, signposted to North Woodchester. Continue up through North Woodchester and turn right at the junction at the top of the hill on to



the B4066. Follow the road down across Selsley Common and after half a mile, just before the cattle grid, take the left hand turn into The Grove. Follow the road over the hill and turn left into Broad Street. Follow the road towards Middleyard for about half a mile and the property can be found on the right hand side by turning into a cul-de-sac just beside the bus stop.

What3Words /// shrubbery.vies.steamed

Services & Tenure

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

Local Authority

Stroud District Council

Council Tax Band F

Our reference

NAI/SM/CDH/06052026

We'd love to hear from you

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

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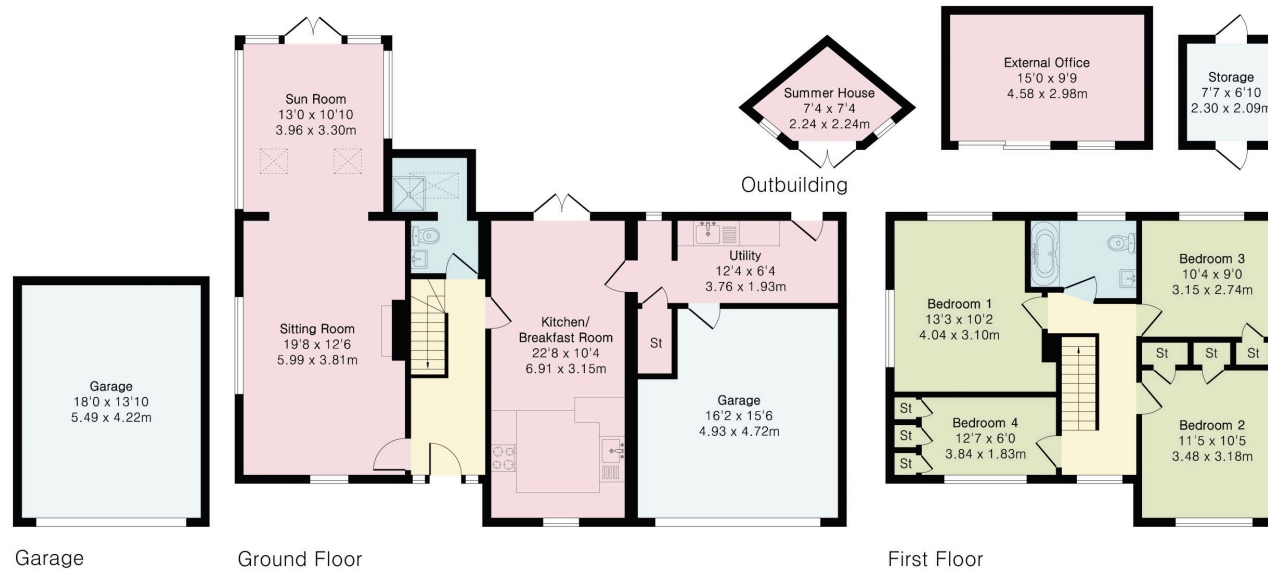
**Approximate Gross Internal Area 2033 sq ft - 189 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1171 sq ft – 109 sq m

First Floor Area 613 sq ft – 57 sq m

Garage Area 249 sq ft – 23 sq m

Outbuilding Area 248 sq ft – 23 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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[perrybishop.co.uk](https://www.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.

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