



Westward Road, Ebley
Stroud, Gloucestershire, GL5

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Beyond your expectations

An imposing period residence with an array of character features.

Hamptons International

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Entrance Hall | Drawing Room | Sitting Room | Dining Room | Kitchen/Breakfast Room | Utility Room | Courtyard | 2 Cloakrooms | 4 Bedrooms | 2 Bathrooms | Gardens | Garage | Parking | Views

Guide Price £625,000 Freehold

Description

An imposing Grade II Listed family home offering spacious and versatile accommodation situated within delightful and private gardens. The property has been lovingly restored and extended by the current owners whilst retaining an abundance of character features throughout. An internal inspection is essential to appreciate all this property has to offer. The accommodation begins with a Georgian portico entrance leading to the welcoming entrance hall with doors leading to the sitting room and drawing room which has doors leading into the formal dining room. Access to the cellar, which is used as a utility room and cloakroom, is also found. To the rear of the house is the impressive kitchen/breakfast room which is fitted with handmade cabinets and features an original well that has been sunk into the tiled floor. On the first floor the master bedroom with an ensuite shower room will be found plus three further bedrooms served by the family bathroom. Property Ref: STRo40494

Outside

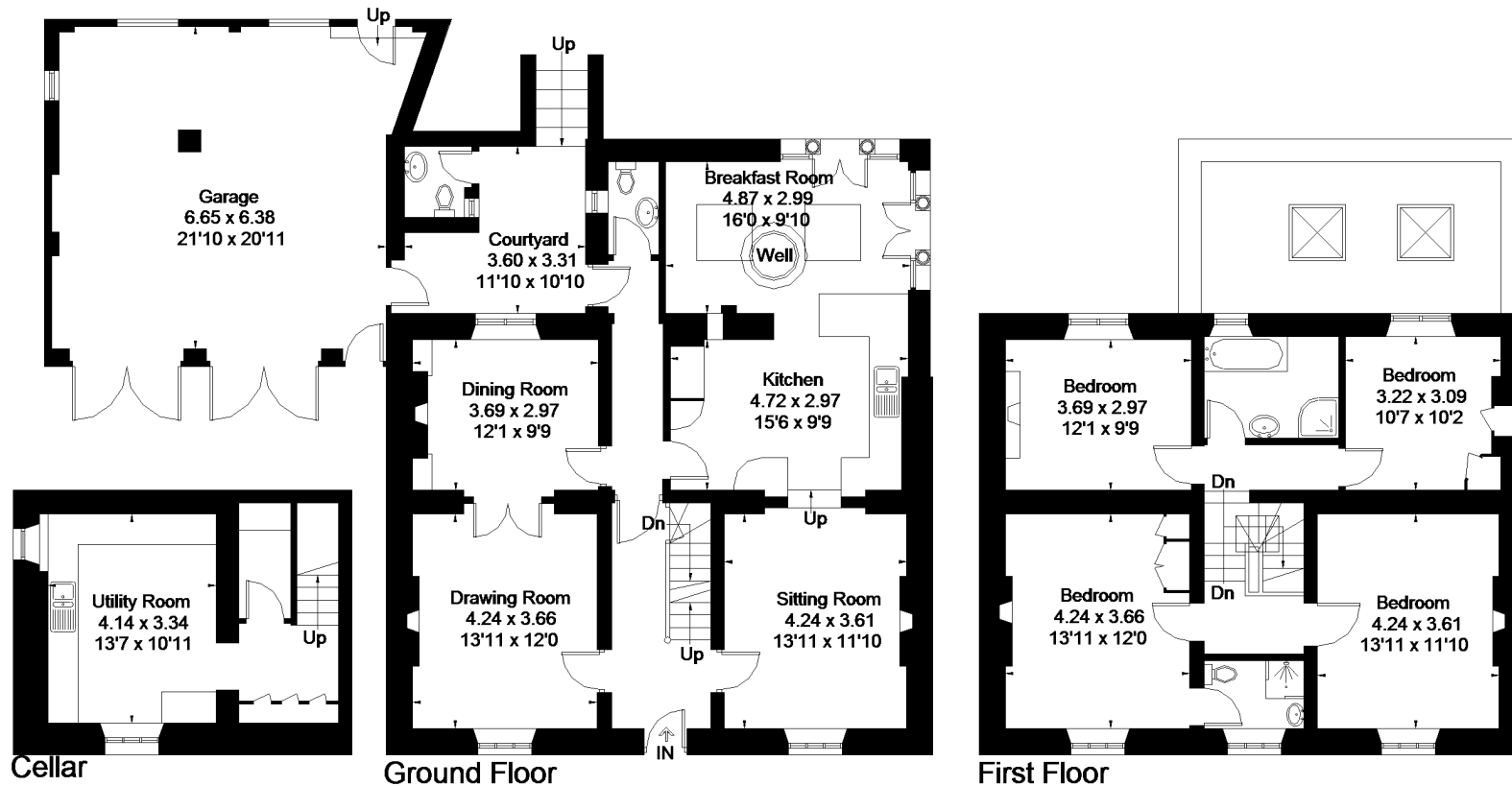
The landscaped gardens are a delightful feature of the property and consist of a level lawn, gravelled sitting areas, flower borders with mature flowers, trees and shrubs. An orchard garden with a variety of fruit bushes is found behind the double garage. Views across to Selsley Common can be enjoyed from the front gardens. The property also benefits from ample parking and a double garage.

Location

The nearby Cotswold town of Stroud provides excellent shopping facilities, a high standard of education with a good variety of state, grammar and private schools in the immediate vicinity as well as a wide range of recreational facilities with a leisure centre in Stroud, canal walks and many golf courses in the area. Communications are also very good with a mainline railway station in Stroud bringing London (Paddington) within 90 minutes travelling time, and the centres of Gloucester, Cheltenham, Bath, Bristol & Swindon are all easily accessible, as are the M4 and M5 motorways.



Approximate Gross Internal Area = 173.3 sq m / 1865 sq ft
 Cellar = 24.3 sq m / 262 sq ft
 Garage = 43.0 sq m / 463 sq ft
 External WC = 1.8 sq m / 19 sq ft
 Total = 242.4 sq m / 2609 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 170762

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

