



# Starveall, Balls Green

Stroud, Gloucestershire, GL6



*Beyond your expectations*



# Location, location, location.

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EPC:D | Porch | Sitting Room | Dining Room | Study | Rear Lobby | Cloakroom | Kitchen | Three Bedrooms | Bathroom | Double Garage with Studio | a fabulous Garden with Small Copse | Drive with Parking | Outstanding Views | Total plot 0.6 acre.

## Guide Price £480,000 Freehold

### Description

This delightful Cotswold stone cottage is located in one of the most beautiful local settings & commands outstanding far-reaching views. Its rural position is a huge asset as it is tucked away up a private road away from any passing traffic. Being the end period property of a terrace of three it benefits from having a great sized plot of just over 0.6 of an acre. The owner has lovingly restored this country residence to include the installation of some handmade double glazed hard wood windows, re-roofed and new oak & travertine flooring on the ground floor has been laid. The well presented accommodation is clearly shown in the floor plan however, points of interest include the stable door at the rear, the stone fireplace with woodburner and original built-in storage cupboards in the dining room & the exposed Cotswold stone walls with raised fireplace in the sitting room. In addition to the ornate fireplace in one of the bedrooms. This property must be seen to be totally appreciated. STR160168.

### Outside

The extensive grounds are quite exceptional & will be any gardeners dream. Mainly laid to lawn with an abundance of trees, shrubs, roses & hedging, the majority of the garden is completely private. It also has a small copse to encourage a wildlife haven. In addition there is a pond & a couple of sheds. The double garage has a room on the side which is currently utilised as a studio. (This has great potential for a home office.)

### Location

Balls Green is a small collection of homes lying in an elevated rural position. Both Minchinhampton & Nailsworth are famed for unspoilt Cotswold beauty, offering a selection of shops, restaurants, services, primary schools, Parish Churches, social & sports clubs. Vast acres of National Trust common land surround Minchinhampton. The larger towns of Stroud & Cirencester offer more extensive facilities together with mainline railway stations in Stroud & Kemble bringing London (Paddington) within 90 minutes. Further independent schooling in the area include: Beaudesert Prep School & Wycliffe College. Stroud has two grammar schools.

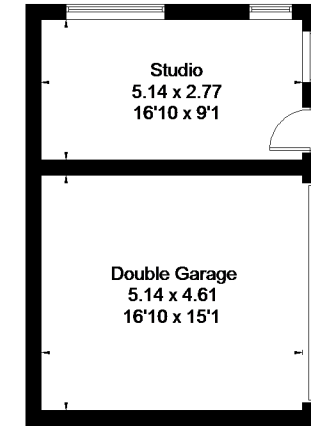
### Additional Information

Agents note: One of the neighbours has vehicular right of access across the drive.

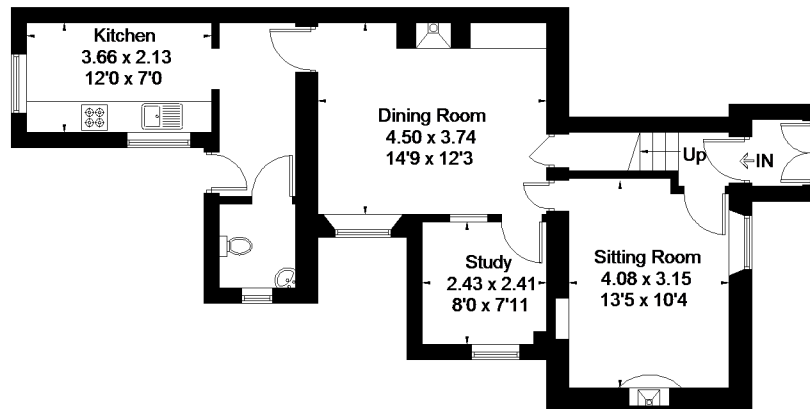


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

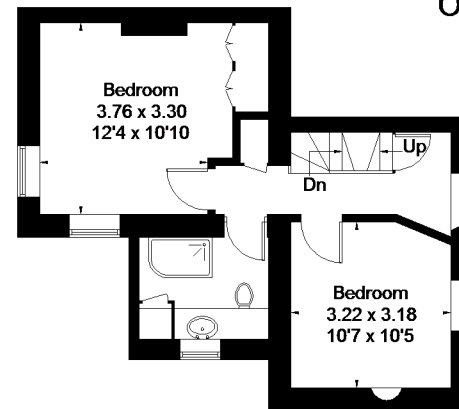
Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft  
Outbuilding = 39.5 sq m / 425 sq ft  
Total = 154.4 sq m / 1662 sq ft



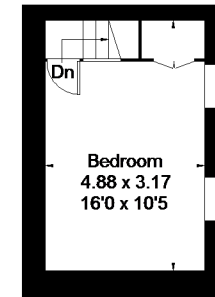
(Not Shown In Actual Location / Orientation)  
**Outbuilding**



**Ground Floor**



**First Floor**



**Second Floor**

FLOORPLANZ © 2016 0845 6344080 Ref: 168636

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.



