

MINGOED
BUTTERROW LANE



WHITAKER
SEAGER

MINGOED, BUTTERROW LANE, STROUD, GL5 2LX

LOCATED IN AN ELEVATED VALLEY SETTING, OFFERING WELL-PROPORTIONED ACCOMMODATION

Description

Situated down a country lane on the fringes of Stroud Town and Rodborough Common sits this deceptively spacious period cottage. The terraced property's location is a huge advantage due to the elevated valley position with views across neighbouring rooftops to the fields beyond. The accommodation is found across three levels and oozes charm and offers character features such as an Cotswold stone fireplace with wood burner inset, a selection of window seats and exposed beams. The ground floor houses the traditional sitting room to front with the kitchen/breakfast tucked behind making it a great sociable living space. Up a level you will locate two further bedrooms one of which is currently utilised as a home office but would make a lovely second reception room. A delightful feature is the 12'2" (max) landing with fantastic far reaching views. Also on the first floor is the family shower room and the utility with access outdoors.

On the top floor there are two double bedrooms. The main bedroom is a pretty double room with a wooden floorboards, dormer window, ensuite bathroom and valley views to front. The other is the largest bedroom in the house.

Offers in excess of
£375,000

The access to the rear garden is over a pedestrian right of way across the neighbours path. The neighbour also has pedestrian access to the public foot path via a small section of Mingoed's garden. The footpath leads up to Butterrow Hill and down to Butterrow Lane.



- *Sitting Room • Kitchen/breakfast Room • Main bedroom with ensuite • Two further bedrooms • Bedroom 4/Home office • Shower Room • Utility / Rear Porch • Gardens • Parking for one vehicle • Views*

Outside

To the front there is a pretty enclosed front garden with steps down to a parking space. The majority of the grounds are located to the rear; they are long and sit at the top of a terrace against a high Cotswold stone wall. They are mainly laid to lawn with several seating areas. From the garden the views are quite magnificent.

Directions

From the centre of Stroud travel on the A419 in the direction of Cirencester. Pass the BP Garage and on reaching the traffic lights turn right and proceed up Butterrow Hill. Halfway up the hill turn left into Butterrow Lane. Park in the public parking bays on the left hand side. Proceed on foot down the lane to locate the cottage on the right hand side, denoted by our for sale board.

Location

Positioned along Butterrow Lane which lies below the slopes of Rodborough and Minchinhampton Commons. The area of Butterrow cascades down the hillside, it is a mixture of old and modern dwellings gaining a view over the fringe of Stroud to the wooded hillside opposite that climbs to Lypiatt. Stroud just 1.5 miles away is the administrative and commercial centre and provides many facilities including Waitrose and a weekly Farmers Market. Roads radiate to the larger urban centres, travel being aided by the presence of the M5 west of Stonehouse and London (Paddington) train services passing through Stroud Railway Station and Kemble Railway Station (12.6 miles). Several primary schools are located within 1 mile and include Gastrells Community Primary School, Rodborough Community Primary School and Thrupp School. Stroud High and Marling Grammar schools located in nearby Stroud are popular choices for secondary education.

General Information

Tenure: Freehold

Postcode: GL5 2LX

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District. Council Tax Band D and EPC rating D



Mingoed

Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft

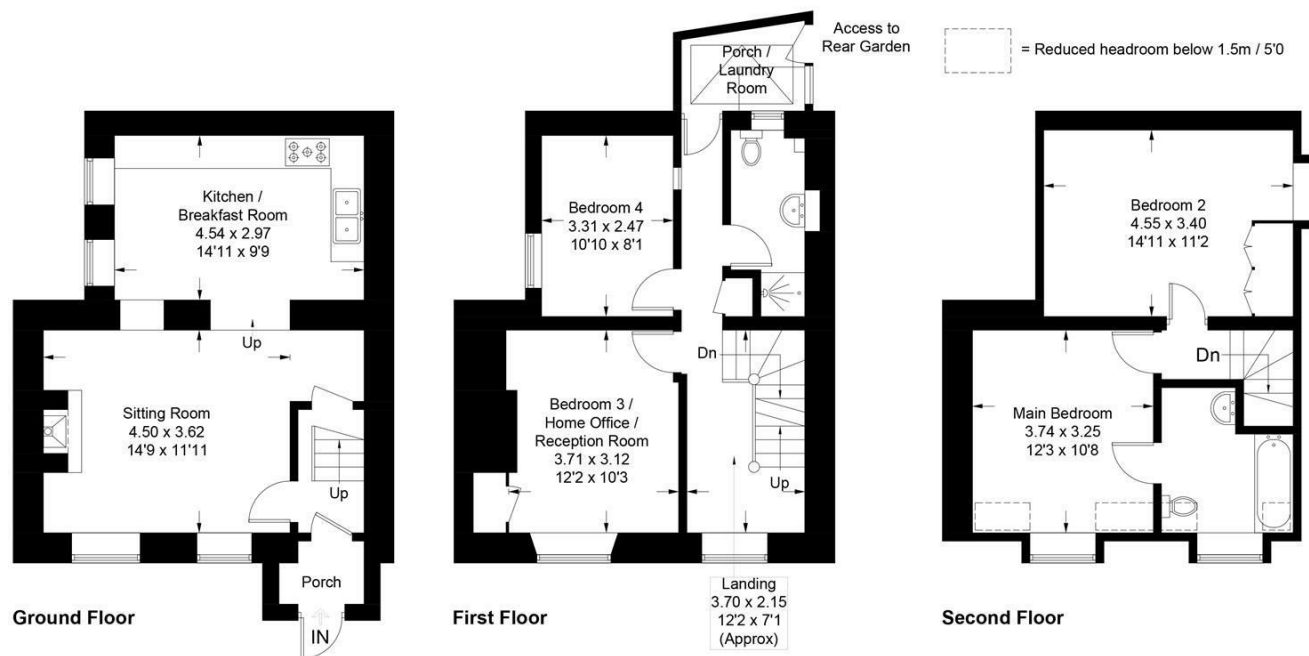


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID656319)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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