

THE COACH HOUSE
FROM HALL LANE

WHITAKER
SEAGER



THE COACH HOUSE, FROME HALL LANE, BATH ROAD, STROUD, GL5 3JH

A VERY EXCITING BRAND NEW DETACHED
HOUSE TUCKED DOWN AN UNKNOWN LANE IN
THE CENTRE OF STROUD

The property

This could be one of the most exciting and individual new builds Stroud has seen for many years. It's an extraordinarily magnificent 'grand' design which cleverly utilizes the original Cotswold stone from the former coach house and stables which compliments the contemporary materials such as locally sourced ash, glass and render. As shown in the computer-generated imagery, there are three parts to the residence. The period Cotswold stone section at one end, at the other, a modern twist of materials with a spectacular glass centre which joins the two together. In total there is 3246 sq ft of accommodation creating a large home with well proportioned rooms. Currently in construction with a proposed completion date of September 2021, this dwelling with benefit from air source under flooring heating on all levels. The bespoke kitchen will be completed in a shaker style with built in appliances such as a range style cook, an American style fridge freezer surrounded by pantry

cupboards and an island with fitted cupboard and drawers in addition to the dishwasher and wine cooler. An imaginative built in table with bench seating will be neatly attached to the island. In the sitting/dining room a built in media unit will be fitted. All the bedrooms with either have cupboards or wardrobes fitted and the bathrooms will be traditional on the Cotswold stone side and more 'sleek' on the contemporary end. The glass column which houses the staircase will be a major feature of the property, a real statement piece. Access from the house to the rear garden will be found off the first floor landing, the main bedroom and bedroom 5/study.





Guide price
£895,000

- *35ft Sitting/Dining Room*
 - *21 ft Kitchen/breakfast Room*
 - *Utility & Shower Room*
 - *Main Bedroom Suite*
 - *Three Bedrooms with Ensuites*
 - *Bedroom Five/Study*
 - *10 Year Structural Warranty*
 - *Air Source Heating*
-

WITHIN EASY REACH...

Stroud Train Station 0.6 mile
Nailsworth 4 miles
Cirencester 13.3 miles
Gloucester 14.6 miles
Cheltenham 14.1 miles

Outside

There will be a Cotswold stone wall on the boundary with the lane, opening onto a driveway with a private parking area. A further dividing wall in front of the house splits the parking away from the garden. The rear garden is located on a higher level and it will be partially enclosed with another retaining Cotswold stone wall with steps leading from the lane up to the garden. This area will be laid to lawn with a patio

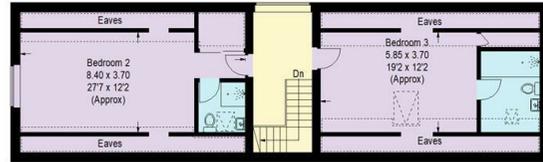
Situation

Frome Hall Lane is steeped in local history dating back centuries. Fromehall Mill, a grade II listed mill, sits at the bottom of the valley due to the continual water supply from the River Frome. It is believed to originally date back to 1608 however it became vital to the cloth manufacturing during the industrial revolution. It produced uniform material and billiard cloth to name a few products. A clothiers mansion once stood at the end of Frome Hall Lane and the site of our new home were the coach houses and stables belonging to the grand residence. Lying in the very popular ward of Rodborough, it's unique, almost secret setting benefits from being within walking distance of Stroud Railway Station, the award winning Farmer's Market, the restored canals and Waitrose.

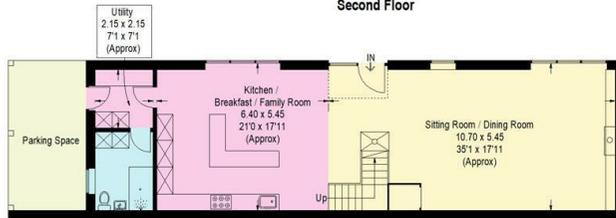


The Coach House

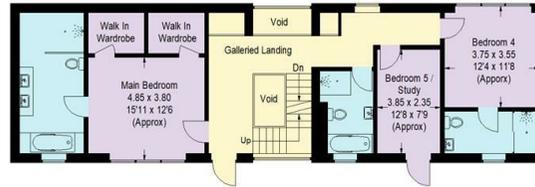
Approximate Gross Internal Area
(Excluding Voids / Including Eaves)
301.6 sq m / 3246 sq ft



Second Floor



Ground Floor



First Floor

Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only; measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 756889)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 3JH

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

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

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

