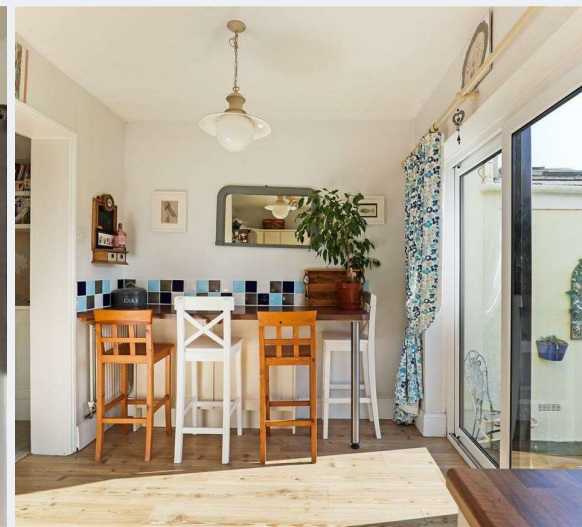


CONISTON PARK END



WHITAKER
SEAGER



CONISTON, PARK END, STROUD, GL5 4BB

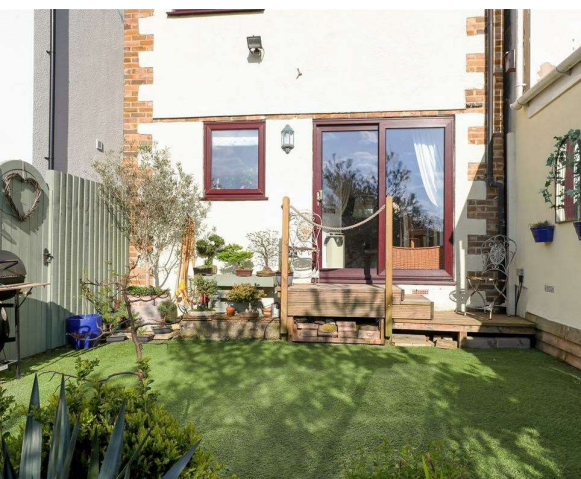
A PERIOD SEMI-DETACHED HOME TUCKED ALONG A COUNTRY LANE, WITH ENCLOSED GARDEN AND OFF ROAD PARKING, LOCATED WITHIN TWO MILES OF STROUD TOWN CENTRE.

The property

'Coniston' is a period home set along a country lane, opposite a school playing field. Conveniently located for local amenities and within two miles of Stroud town centre, the property offers well proportioned family accommodation, an enclosed rear garden and off road parking for two cars. From the hallway, stairs lead to the first floor and a door leads to a bright and spacious dining room, with a pretty period style fireplace, exposed floorboards and picture rail. From here you are led through to the sitting room, with picture rails, and an exposed red brick fireplace providing a cosy focal point, with useful built-in cupboards and shelving to each side. An opening leads to the bright

kitchen/breakfast room which is fitted with a range of wall and base units, and includes an integral double oven, electric hob and hood and a breakfast bar. There are spaces for a washing machine and fridge freezer and a door leads out to the garden. Upstairs are a family shower room and three double bedrooms, with the master bedroom benefitting from useful built-in cupboards and an attractive period style fireplace. The other bedrooms enjoy views over the garden and across the valley. In addition, the present owners have secured planning permission for a single storey extension and a loft conversion, granted in the summer of 2022 - planning references: S.S.22/1298/HHOLD and S.22/1299/CPL.





Guide price
£375,000

- Hallway
- Sitting Room
- Dining Room
- Fitted Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking For Two Cars
- Within Two Miles Of Stroud Town Centre
- Planning Permission To Extend

WITHIN EASY REACH...
Stroud Train Station 1.6 miles
M5 Motorway 5 miles
Gloucester 9.2 miles
Cheltenham 14.3 miles
Bristol 31.2 miles

Outside

The rear garden is a lovely feature of the property and enjoys a green and leafy outlook with an open aspect. It can be reached from the kitchen and access down the side path owned by the neighbouring house. Decked steps lead from the kitchen down to a level area of artificial grass which is a perfect spot for al fresco dining or entertaining. The lower level is laid to natural lawn, enclosed with fencing, hedging and bamboo style screening, and includes a small pond and two timber garden sheds. To the front of the house is a tarmac drive providing off road parking for two cars.


Situation

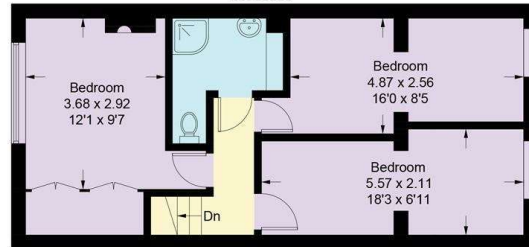
Park End is a semi-rural hamlet located approximately two miles north west of Stroud. Close-by can be found amenities including the grade II listed Old Crown pub, and local mini supermarket. Schools including Callowell Primary School, and Archway secondary school are nearby, with popular grammar schools Marling and Stroud High School for Girls located 1 mile away. A very pleasant walk can be enjoyed to Stroud with part of the way on an elevated public footpath through open pasture land benefiting from far reaching views. It leads into the beautiful Stratford Park (56 acres including a leisure centre) and then on into Stroud Town.



Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft



 = Reduced headroom below 1.5m / 5'0"

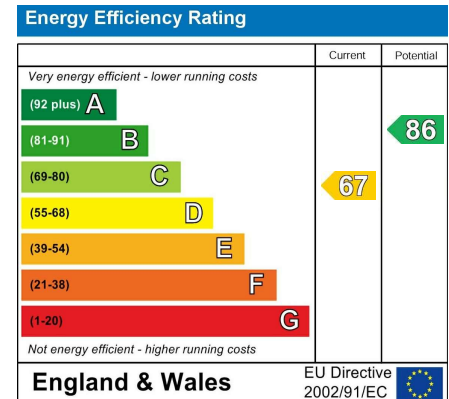


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958297)



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Useful Information

Tenure: Freehold

Postcode: GL5 4BB

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. Council Tax Band C and EPC rating D

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.

WS