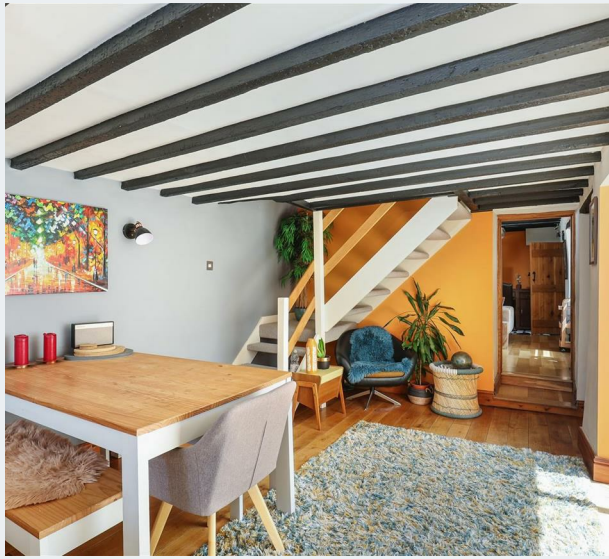
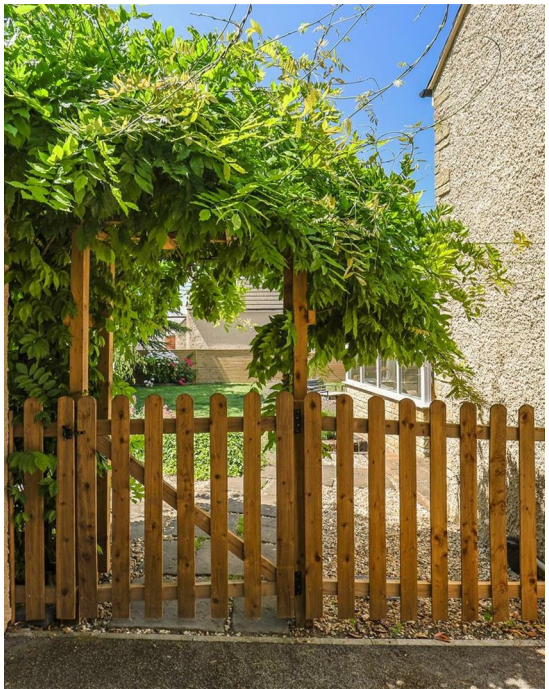
FERN COTTAGE



WHITAKER SEAGER



FERN COTTAGE, MIDDLE HILL, STROUD, GL5 1NT

TUCKED AWAY, THIS FOUR-BEDROOM PERIOD DETACHED PROPERTY OFFERS A DETACHED GARAGE AND PARKING FOR SEVERAL VEHICLES, WHILE BEING JUST A STONE'S THROW FROM THE TOWN CENTRE.

The property

Lying at the end of a no-through lane, yet within striking distance of the town centre, is this extended detached period home with detached garage and gated parking — a rare find for the area. From the lane, the property appears understated, yet passing through the gates into the rear garden reveals a home set within its own private oasis. Entry can be gained via the rear hall, kitchen or conservatory. On the ground floor, the kitchen is fitted with a tiled floor and modern units incorporating drawers, dishwasher, large fridge and larder cupboard. A Belfast sink sits beneath the window, while the Stoves range cooker is a cook's dream. The kitchen opens to the dining room via a step up. Here, exposed beams and wooden flooring create character, while a staircase rises to the fourth bedroom. The dining room flows into the conservatory, offering flexible sitting and dining space, flooded with natural light. The sitting room features an exposed Cotswold stone fireplace with inset wood burner. Further exposed beams add charm, while a staircase rises to the first floor. A door leads to the natural stone tiled rear hall, where there are storage cupboards, a downstairs shower room and utility area.

From the landing, there is a magnificent bathroom. This sizeable room, with wooden flooring, includes a walk-in shower with a perspex shower wall, showing the original exterior wall of cottage and copper piping, central claw-foot bath, WC and basin, together with a cupboard housing the boiler and hot water cylinder. There are two further bedrooms on this floor, both with built-in wardrobes.
The attic bedroom is vaulted, featuring an exposed Cotswold stone wall, exposed timbers and a corner wardrobe cupboard. Accessed via the second staircase, the fourth bedroom also enjoys exposed beams and a window overlooking the garden.

Property Information
Heating: Gas central heating and a wood burner.
Ofcom: Broadband: Ultrafast and Mobile coverage is good outside, & variable inside

Guide price

£630,000

- *Four Bedrooms*
- *Kitchen/Dining Room*
- *Conservatory*
- *Sitting Room*
- *Cloakroom & Utility*
- *13'8" Family Bathroom*
- *Shower Room*
- *Detached Garage*
- *Private Parking*
- *Enclosed Garden*

WITHIN EASY REACH...

Stroud Train Station 0.7 miles

Nailsworth 5.5 miles

Cheltenham 13.9 miles

Cirencester 13.3 miles

Outside

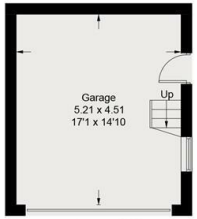
Tucked behind two large solid wood doors is a spacious driveway providing parking for several vehicles. The detached garage, with an electric door, offers additional parking and benefits from a useful storage loft above. A pedestrian gate beneath a wisteria arch leads you into the landscaped garden, featuring both a decked terrace and a paved patio ideal for outdoor dining. The garden is enclosed by fencing and a period stone and brick wall, creating a private and attractive setting. The majority of the garden is level and laid to lawn, with a further pedestrian gate leading out to the lane. Additional features include a water feature and pond, raised lavender beds, and a variety of mature shrubs and trees. Despite being so close to the town centre, the garden feels wonderfully secluded.

Situation

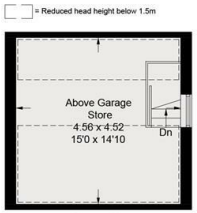
Middle Hill lies in an elevated setting above Stroud with access to the town's excellent amenities, including Stroud's award-winning farmers' market — one of the best in the country — and the mainline train station offering direct services to London Paddington. Stroud itself has been recognised by The Sunday Times as one of the best places to live in the UK, praised for its creative spirit, strong community, and outstanding local schools that make it a popular choice for families.

DIRECTIONS: What Three Words: tipping.corded.anchorman

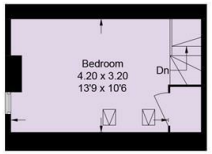
Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft
Garage = 44 sq m / 474 sq ft
Total = 189.3 sq m / 2038 sq ft



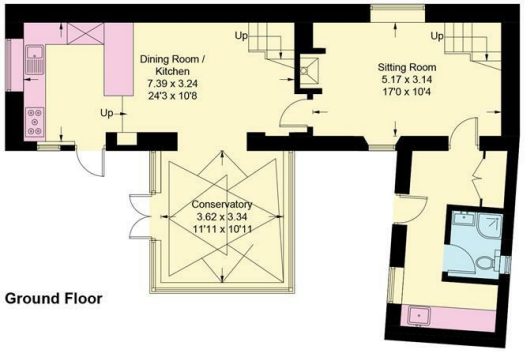
Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



Garage - First Floor



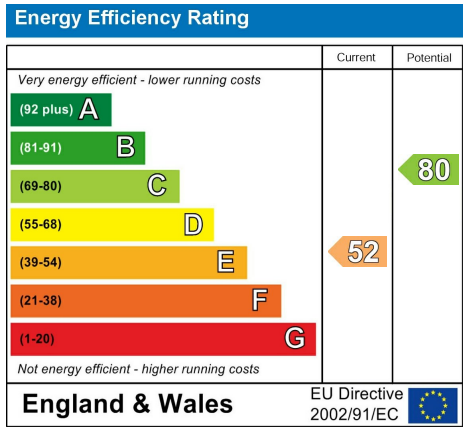
Second Floor



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301307)



01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL5 1NT **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 C and EPC rating E

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.