

STONE MANOR



47 STONE MANOR STROUD, GL5 1JD

Guide price £169,950

Description

Stone Manor was converted in the 1970's from an old workhouse. A stunning Grade II listed building built in Cotswold stone. Set in delightful grounds with views to the front and a wealth of established gardens and wonderful protected trees. A tree lined approach up to the front with parking convenient to the property for one car. A gate leads through into a formal lawned area with pathway leading directly up to a private front door. Internally, stairs lead to the first floor with accommodation over two floors. From the landing you have storage space and door leading into a very spacious sitting and dining room. Three windows provide a wealth of light to the room with door leading to the kitchen. Stairs lead to the first floor with a very useful space under stairs. This could be an ideal study area. A modern fitted kitchen with built in hob, oven and space for full sized fridge/freezer with space for washing machine. Complemented with a range of base and wall units with work surface. To the second floor, bedroom one is a very spacious room with windows to two elevations and built in storage/wardrobe. Bedroom two a small double room with built in wardrobe and storage space. Also housing the airing cupboard. A modern bathroom suite, with shower over bath, light and airy with window to the front completes the apartment. Night storage heating. This would be a great first home or ideal for an investor.

- Delightful apartment with private entrance
- Picturesque countryside walks
- Fantastic community and communal grounds
- Spacious and light sitting and dining room
- Grade II listed building, close to town and station
- Offered to the market with no onward chain
- Lovely views from the front over to Butterworth
- Modern fitted kitchen, nicely presented
- Two lovely bedrooms with wardrobes
- Allocated parking for one car





Location & Amenities

The gardens offer great useable social space directly outside the property. The grounds to the front have benches, picnic tables and a barbecue area. Perfect for any summers day while looking across the valley to Butterow and Rodborough. Beautiful walks just across the road into a nature reserve, and lovely walks to The Heavens while taking in the stunning scenery. Stone Manor is well regarded and has a great community feel. Situated just off Bisley Road which is locally known as Old Stroud. Within short walk of the local Theatre, a few convenience stores, not to mention Toni's Kitchen at Bisley House in Middle Street and the well-regarded public house called the Crown and Sceptre, which holds many events. Stone Manor sits just above the centre of Stroud town and Railway station. Walking distance around 15 minutes into the centre. Also a wealth of bigger stores/supermarkets on the outskirts. Not forgetting the famous weekly Farmers Market and newly completed indoor Five Valleys shopping complex. With a wealth of independent shops in the town. There are three primary schools less than one mile away from the property all with a good Ofsted report and also one outstanding. As for secondary schools, there are two grammar schools just over a mile away – Stroud High and Marling School. The closest state schools are Archway and Thomas Keble, "both having an Ofsted rating of good."



MANAGEMENT INFORMATION

Each owner has a share of the freehold and the development is managed by The Stone Manor Management Company Ltd. Monthly fees are currently £140.00 pcm this includes buildings insurance, windows, roof, external lighting, parking areas and all grounds being maintained. They have recently replaced external lighting. The parking areas have been re-gravelled and all porches painted. Work is planned in the next year on the windows.

The lease was 999 years from 1995. Each of the leaseholders have a share of the freehold.

As a listed building the property is EPC Exempt.

Owners Comments

The best things about living at Stone Manor are the community, the location and the beautiful gardens. There is a vibrant mix of people, who are very welcoming, friendly and who look out for each other. The location is brilliant as it is walkable to town, but far enough away so that it's actually very "peaceful up here". "As a keen hiker I've loved having such beautiful walks on the doorstep".



Useful Information

Tenure: Leasehold - Share of Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fitting: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band A and EPC rating

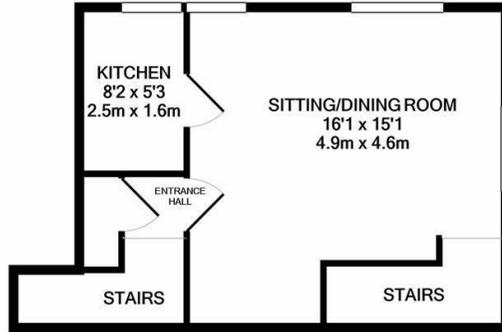
Directions

From the main London Road in Stroud that runs behind Waitrose store, a turning sits on the right if approaching from the island. This is called Field Road, follow to the top passing the hospital on the right hand side up to crossroads. Turn right onto Bisley Road and follow up the hill where you will see Stone Manor on the left hand side. On turning into the driveway follow along the front under the trees, parking on the left hand side. You will see the number for this property on the right on the gated walled garden entrance.

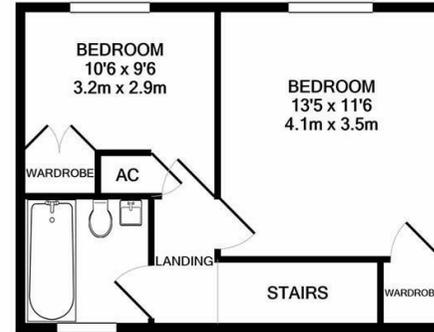




GROUND FLOOR
APPROX. FLOOR
AREA 55 SQ.FT.
(5.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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