

STONE MANOR



29 STONE MANOR STROUD, GL5 1JD

Guide price £359,950

Description

Stone Manor was converted from an old workhouse. It is a stunning Grade-II listed building built of 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. Archway with elegant white courtyard - the perfect location for a seating area and your collection of potted plants. Internally:

Entrance hall with stairs leading to the first floor, window on approach with a charming view of the grounds. From the entrance a door leads to an inner hallway. This is currently set up with one double bedroom a shower room and a sitting room with kitchen area. It could easily be changed to become a bedroom with an enclosed utility room, providing four double bedrooms over two floors.

On the first floor, a lovely light and spacious landing. There is loft access and a very good sized sitting room with dining area, having a very attractive bay window to the front with stunning views of the grounds and across the valley to Rodborough and beyond. Exposed floorboards throughout the property and high ceilings with large traditional windows providing a wealth of natural light and views from each room. A fitted kitchen with views to Stone Manor at the rear and a glass panel looking into the sitting room with a good range of work surface and base units. A double bedroom and a shower room with the master suite having a period open fireplace and a picture window complete with window seat having further views of the grounds and across the valley. A French feel to this room, with a roll-top bath, freestanding within the bedroom. Perfect to relax after a busy day, have a long soak, light your favourite candles and read a good book.

This really is an attractive property from the moment you arrive and offers such incredible internal space. Having the grounds just outside your windows to enjoy every day and not having to maintain them, what a joy! Also great for family gatherings as there is so much outdoor space to enjoy all year round.

VIRTUAL TOUR LINK:

<https://my.matterport.com/show/?m=pAETP6bS4H6>

- Versatile Grade-II listed attached house
- Spacious sitting and dining room
- Master bedroom with roll-top bath
- Option for four double bedrooms over two floors
- Delightful landing and period features throughout

- Set in communal grounds, lovely courtyard on approach, fantastic views
- Fitted kitchen with views over Stone Manor
- Currently, ground-floor, self-contained 1 bedroom apartment
- Shower room to ground and first floor
- A short walk to all the town has to offer





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 on a summer's 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. Situated just off Bisley Road, which is known locally as Old Stroud. Within a short walk of the local theatre, Waitrose and 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 & 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 farmer's market and newly completed indoor Five Valleys shopping complex with a great many independent shops in the town.

Agent Note: This property has the ability to rent out the ground floor as a self-contained one-bedroom apartment or with a few alterations to the one-bedroom, create a utility room next to the bedroom on the ground floor and still have four bedrooms.

MANAGEMENT INFORMATION:

Each owner has a share of the freehold, managed by The Stone Manor Management Company Ltd. Monthly fees are £50.00 pcm covering external lighting, parking areas and all grounds being maintained. The lease was 999 years from 1996. As a listed building the property is EPC Exempt.

Owner's Comments:

Set up high with the most breathtaking views. The sunsets are magical and best enjoyed from the bay window in the living room. In the mornings, we hear the birds singing. The whole house is flooded with light.

There is a great sense of community at Stone Manor and our neighbours are quiet, friendly and we have all looked out for each other, especially during lockdown. In late spring/summer, we have enjoyed having a glass of wine and food outdoors and in the grounds, there is a brick BBQ that anyone can use and plenty of space so it never feels crowded. There is always lots of parking space for guests, which is a bonus. A lovely walk into town feels so easy and enjoyable

Useful Information

Tenure: Leasehold - Share of Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

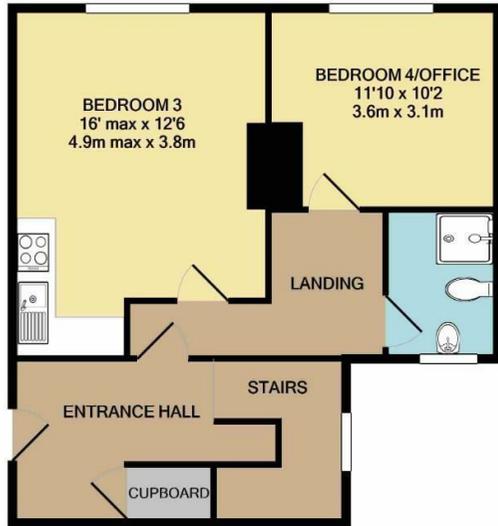
Fixtures and Fitting: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

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

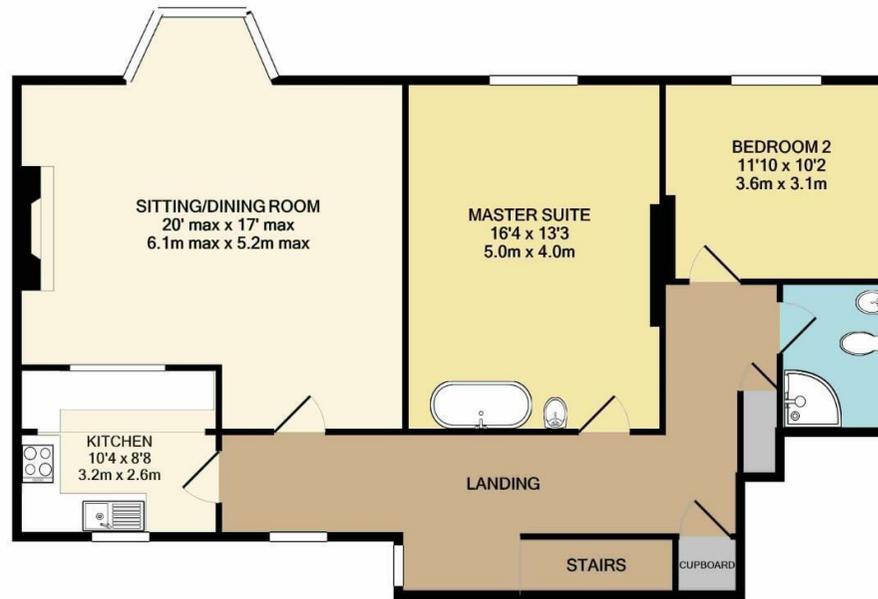
Directions

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 right-hand side for one car next to the property.





GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1081 SQ.FT.
(100.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1661 SQ.FT. (154.3 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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01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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