



SawyerS
Sales & Lettings

**The Coach House, 125a Westward Road, Ebley,
Stroud, Gloucestershire, GL5 4SP
Price £495,000**

The Coach House, 125a Westward Road, Ebley, Stroud, Gloucestershire, GL5 4SP

A charming Cotswold stone converted former coach house that has been much improved creating an impressive family home. Modern and bespoke additions complement the character features throughout. Three double bedrooms, impressive kitchen/dining room, ample parking, double garage and gardens. No Chain

Sawyers Estate Agents are delighted to bring to the market this charming Cotswold stone detached former coach house set in a pleasant, tucked away position in Ebley. This much-loved Grade II Listed home offers well presented and proportioned accommodation which is arranged predominately over two floors and includes a sitting room, an impressive 27' kitchen/dining room boasting a bespoke kitchen, cloakroom, three double bedrooms and useful mazzanine, en-suite shower room, and further family shower room. Modern and bespoke additions complement the character features throughout.

The gardens are of particular note with its southerly aspect giving you somewhere to sit and enjoy the sunshine. Outside you will also find ample off road parking, double garage and useful store/workshop.

Location - Conveniently located between Stroud and Stonehouse, the property is on the doorstep of the Ebley Wharf development offering a great atmosphere, plus a coffee shop/wine bar, hair salon, barbers' shop and stunning canal and countryside walks. St Matthew's Primary School and Foxmoor Primary School are easily accessible. Stroud provides excellent shopping facilities, a high standard of education with a good variety of state, grammar and private schools in the immediate vicinity as well as a wide range of recreational facilities with a leisure centre in Stroud. This location is also ideal for commuting and transport links, with bus services, a direct line to London Paddington offered by both Stroud and Stonehouse Rail Stations. Junction 13 of the M5 Motorway is just under four miles providing easy access to Cheltenham and Bristol.

Entrance Hall

Door to front, recessed down lights, stairs to first floor, exposed stone work, radiator and tiled floor.

Cloakroom

Window to rear, low level WC and wash hand basin.

Sitting Room 4.71m (15'5") x 3.27m (10'9")

French doors to side with glazed side panels, , window to rear, exposed beams, exposed stone work, wall light points, two radiators, television point and tiled floor.

Kitchen/Dining Area 8.22m (27'0") x 4.17m (13'8")

Three windows to front, door to rear, window to rear, recessed down lights, exposed beams, exposed stone work, matching range of fitted bespoke wall and base units complemented with work surfaces over, glazed display units, plate rack, matching island with contrasting work top, Butlers style sink with mixer tap, space for range style cooker, plumbing for washing machine and plumbing for dishwasher. Tiled floor to kitchen area. Two radiators.

First Floor

Landing

Skylight window to rear, exposed beams and timbers, wall light points and two radiators.

Bedroom One 4.4m (14'5") x 3.62m (11'11")

French doors to front with Juliet balcony, door to side, skylight to rear, exposed beams, exposed stone work and radiator.

Bedroom Two 3.31m (10'10") x 3.25m (10'8")

Window to side, two skylights to rear, recessed down lights, exposed beams, radiator and opening to the En-suite shower room.

En-suite Shower Room

Shower cubicle, low level WC, wash hand basin set within vanity unit and tiled walls.

Bedroom Three 4.91m (16'1") x 3.36m (11'0")

French doors to front with Juliet balcony, stairs to the Mezzanine floor, exposed beams, wall light points and radiator.

Mezzanine floor 4.57m (15'0") x 2.84m (9'4")

Window to side and exposed beams.

Shower Room

Extractor, recessed down lights, shower cubicle, wash hand basin set within vanity unit, low level WC, tiled walls and radiator with towel rail.

Outside

The gardens are mainly laid to lawn with a patio/seating area enjoying a southerly aspect, driveway and hard standings providing off road parking for several vehicles, space for summer house, outside security and courtesy lighting. The landscaping requires a degree of finishing giving purchasers the opportunity to put their own stamp on it.

Double Garage 8.94m (29'4") x 4.73m (15'6")

Electric roller door to front, door to side, window to side, power and light.

Store/Workshop 7.5m (24'7") x 2.51m (8'3")

Door to rear, power and light.

Material Information

Title Number: Unregistered

Tenure: Freehold

Conservation Area: No

Grade II Listed: Yes

Local Authority: Stroud District

Council Tax Band: E

Annual price £2,762 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: No Risk

Mobile coverage: EE, Vodafone, Three, O2

Broadband Speed: Basic (16 Mbps) Superfast (80 Mbps),

Ultrafast (9000 Mbps)

Satellite/Fibre TV Availability: BT, Sky, Virgin

(These details are subject to change and should be checked by your legal advisor)

Agents Note

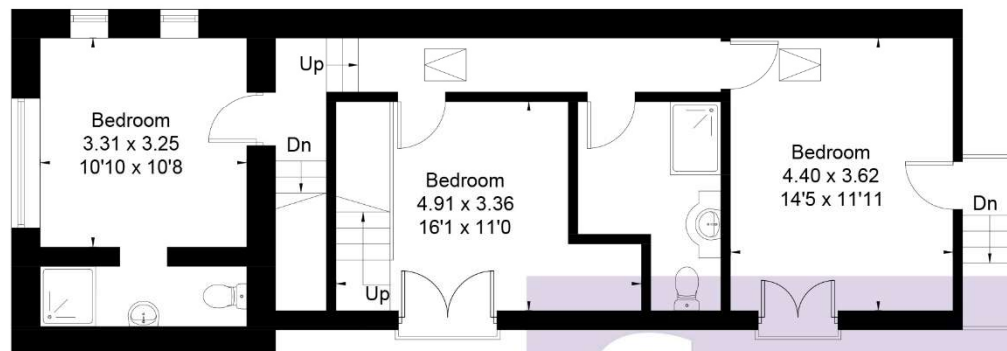
Part of the access drive leading to the property is owned by a neighbour however the property has a full right of way across it.

Selling Agent

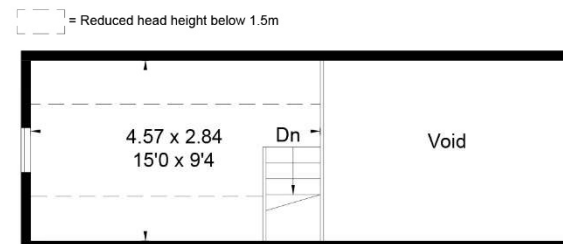
01453 751647

info@sawyersestateagents.co.uk

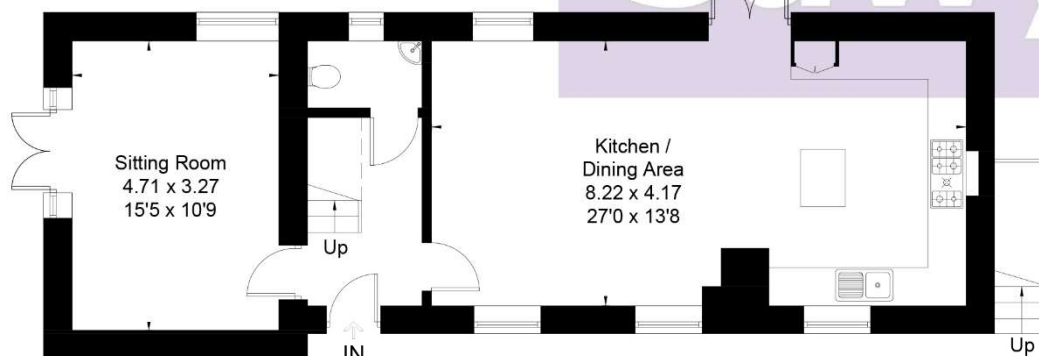
Approximate Floor Area = 136.2 sq m / 1466 sq ft
 Outbuildings = 54.2 sq m / 583 sq ft
 Total = 190.4 sq m / 2049 sq ft (Including Garage / Excluding Void)



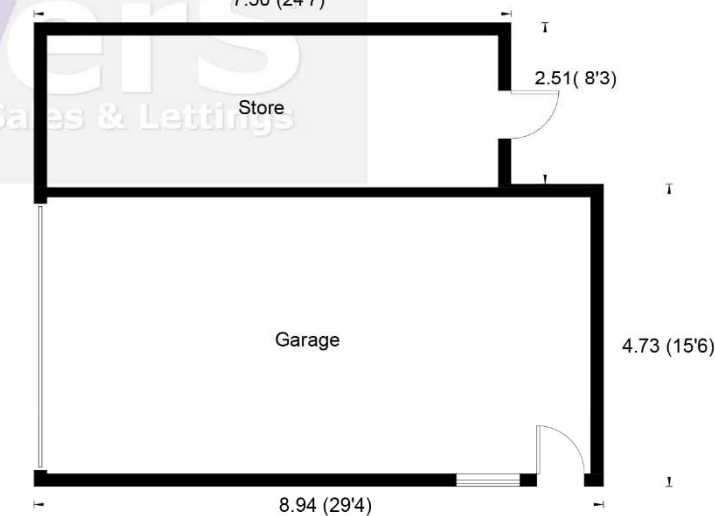
First Floor



Second Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84476

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

