

# Oneiroi, London Road

BRIMSCOMBE  
STROUD  
GLOUCESTERSHIRE  
GL5

A charming three bedroom detached home set in a beautiful, elevated position. Modern additions complement the character features throughout. Well-tended southerly facing gardens approaching one third of an acre and ample parking.

EPC Rating: E



Price  
£495,000

FINE & COUNTRY





# Oneiroi, London Road, Brimscombe, Stroud, Gloucestershire, GL5 2TR

**A charming two/three bedroom detached home set in a beautiful, elevated position overlooking the Hyde valley. The well-tended gardens which are approaching one third of an acre are of particular note with its southerly aspect.**

**This much-loved home** offers well-proportioned light and airy accommodation. Modern additions complement the character features throughout which include picture rails, window seat and exposed timber flooring. Benefits include double glazing and gas central heating. The well-tended gardens are of particular note with its southerly aspect giving you somewhere to sit and enjoy the views across the Hyde valley.

**Amenities:** - Brimscombe, forming part of the golden valley, has an eclectic mix of property types, many originating from the former woollen industry located within the valley. There are basic grocery shop, There are two very popular primary schools nearby - (Brimscome and Thrupp Primary Schools) and a secondary school at Eastcombe some 2 miles away.

Minchinhampton is within easy reach as is the extensive National Trust common land and its golf course.

Stroud is one of Gloucestershire's most popular market towns. A blend of rich industrial heritage and contemporary amenities with a bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. Good access to the M5 Motorway brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

## Entrance hall

Door to front with glazed side panel, stairs to first floor, radiator and exposed timber flooring.

## Living Room 4.6m (15'1") x 3.6m (11'10")

Double glazed bay style window to front with window seat, picture rail, fireplace with stone surround and hearth with tiled trim, radiator, television point and exposed timber flooring.

## Kitchen/Dining Room 5m (16'5") x 5m (16'5")

Double glazed door to side, double glazed picture window to rear with deep sill, further double glazed window to rear and double glazed window to side. Stylish range of fitted wall and base unit complemented with timber block edge work surfaces, Stainless steel `Butler` style one and a quarter bowl sink with drainer, glass and tiled splash backs, `Miele` five ring gas hob with filter hood over and separate `Miele` double oven with microwave, plumbing for washing machine, built in storage housing the consumer unit, panel radiator with towel rail, floor mounted boiler and tiled flooring.

## Bedroom 4m (13'1") x 3.7m (12'2")

Double glazed window to front, picture rail, radiator, television point and exposed timber flooring.

## Bedroom 3.4m (11'2") x 3.3m (10'10")

Double glazed window to rear, double glazed window to side and radiator.

## Bathroom

Double glazed window to rear, extractor, suite comprising low level WC, wash hand basin set on an Oak vanity unit, `P` shaped bath with shower over, glazed screen and further shower attachment, panel radiator with towel rail, part tiled walls and engineered oak flooring.

## First Floor

## Attic Room 6.7m (22'0") x 3.5m (11'6")

Double glazed dormer window to front, walk in dressing area, eave storage, radiator and telephone point.

## Dressing Area 3.5m (11'6") x 2.1m (6'11")

## Outside

## Front

The property is approached via a sweeping driveway and turning area providing ample off road parking. Steps lead up to formal terraces and garden areas being laid to paved patio, lawn and an array of mature flower, shrub and tree borders. Useful log storage areas and outdoor lighting. Secure gated side access leads to the rear garden.

## Rear

Steps lead up to formal terraces being laid to paved patio, decked and covered seating areas, with an array of mature flower, shrub and tree borders. Lawns steadily slope up with a various mix of mature trees. Greenhouse, useful out building/utility and garden shed/workshop. Outside lighting and outdoor tap.

## Shed/Workshop 4m (13'1") x 2.5m (8'2")

## Out Building/Utility 2.9m (9'6") x 1.6m (5'3")

## Agent Note

Our vendor informs us that the property benefits from plans for extension to create a sizeable four-bedroom home. Further details can be obtained by visiting the local authority's website: [www.stroud.gov.uk](http://www.stroud.gov.uk) using the following reference - S.08/0442/FUL.

## Selling Agent

Fine & Country  
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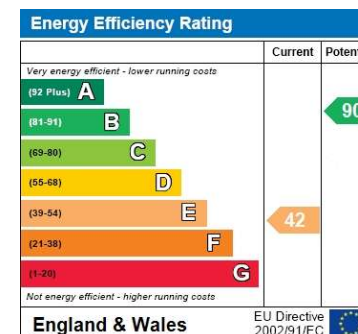
## Local Authority

Stroud District Council - Band E

## Directions

For SAT NAV use: GL5 2TR

Leave Stroud taking the A419 London Road out of town towards Cirencester passing through Thrupp into Brimscombe. The property will be found on your left hand side, clearly identified by our `For Sale` board. (Due to the nature of the driveway, we recommend approaching the property from Chalford heading back towards Stroud for ease).

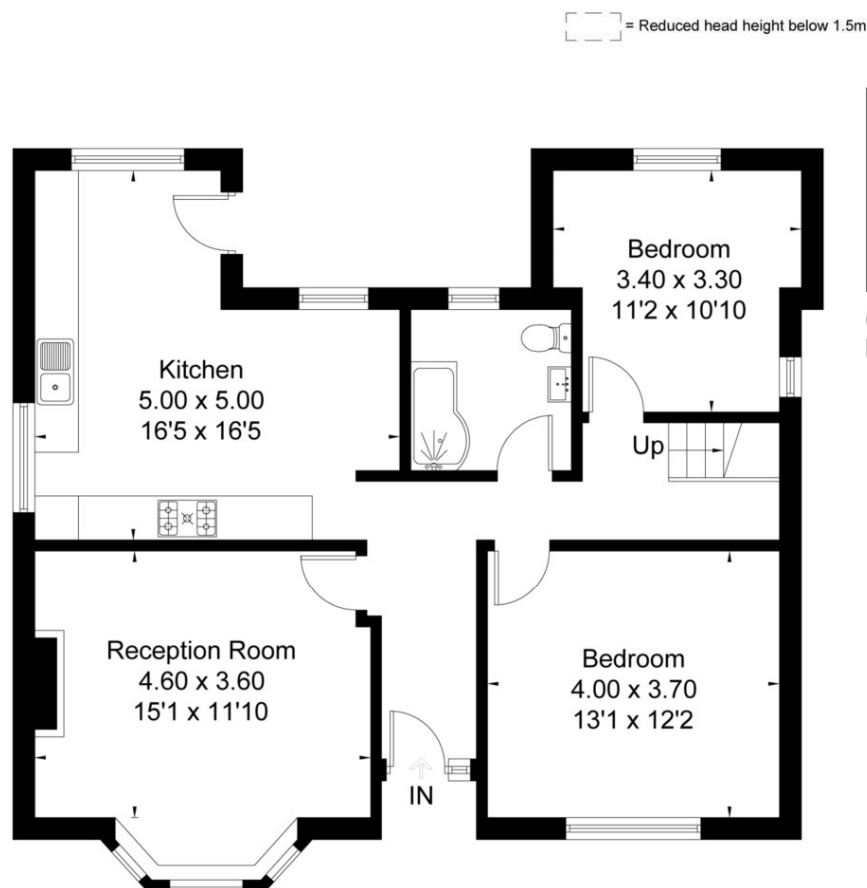


Approximate Area = 114.2 sq m / 1229 sq ft (Excluding Shed)

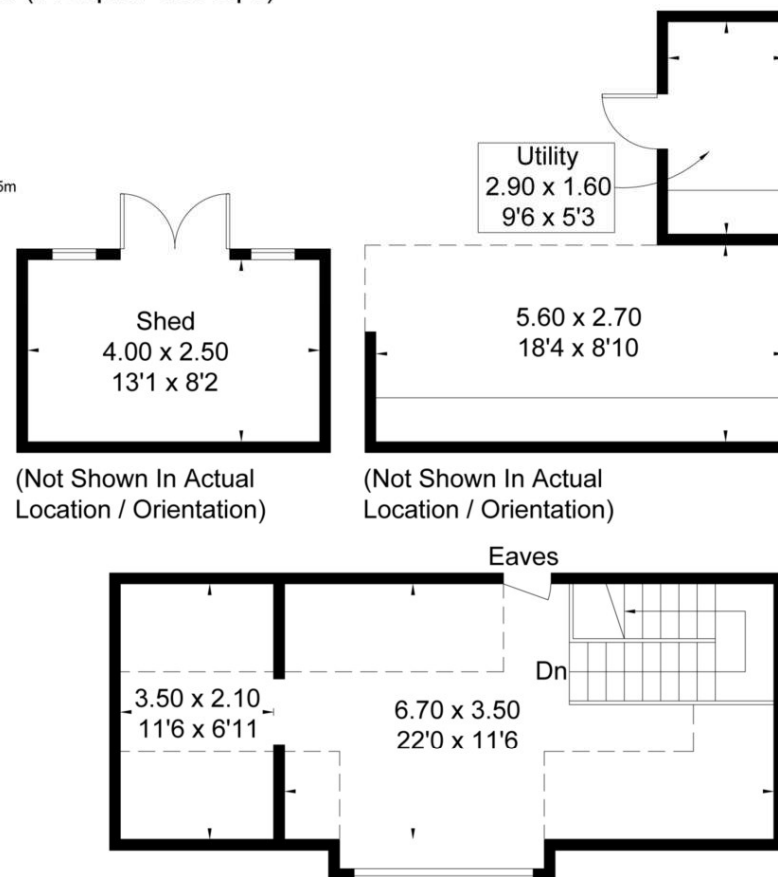
Utility = 4.6 sq m / 49 sq ft

Total = 118.8 sq m / 1278 sq ft

Including Limited Use Area (14 sq m / 151 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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