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Sales & Lettings

**21 Bourne Lane, Brimscombe, Stroud,
Gloucestershire, GL5 2RP
Price £440,000**

21 Bourne Lane, Brimscombe, Stroud, Gloucestershire. GL5 2RP

A traditional semi-detached house, providing well-proportioned, character accommodation, over three floors. Complemented by super south facing gardens and breathtaking views across to the Golden valley. Two reception rooms, dining-garden room, kitchen, three bedrooms, bathroom and a shower room.

A traditional three bedroom semi-detached house, with well-proportioned, character accommodation arranged over three floors. There are two principal reception rooms, a `Magnet` fitted kitchen with a feature alcove housing a Rangemaster cooker, a delightful dining-garden room, with breathtaking views across to the Golden Valley, two bedrooms, a family bathroom and a separate shower room on the first floor and a fabulous master bedroom with amazing views, on the second floor.

Externally, there is off road parking for one car, mature shrubs and trees at the front with side access leading around to a fabulous, south facing rear garden that extends roughly 125` and enjoys views across to the Golden Valley. The gardens are laid mainly to lawn, with a variety of established shrubs, plants and trees.

There is a patio area and a decked sun terrace immediately to the rear of the garden room, the perfect spot to sit and relax whilst taking in the stunning views.

Amenities:- There are two very popular primary schools nearby - (Brimscome and Thrupp Primary Schools) and a secondary school at Eastcombe some 2 miles away. Bus services connect with Stroud, some 2 miles away. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. 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.

Ground Floor

Entrance Porch

Wooden front door with glass panel. Window to side. Tiled floor. Period wooden front door giving access to:-

Hall

A good sized hall with staircase to the first floor having a storage cupboard under. Original wood panel doors. Utility area with tiled work top and cupboards under, space for a washing machine and tumble dryer. Wall mounted 2021 installed Vaillant gas boiler.

Sitting Room 5.75m (18'10") x 3.66m (12'0")

A lovely room to relax in during the evening. There are two large double glazed windows to the front. Original exposed wood flooring. Wall light points. Dado rail.

Study - Studio 3.05m (10'0") x 2.87m (9'5")

Double glazed window to front with stunning countryside views. Oak wood flooring. Inset fire with marble surround.

Kitchen 3.66m (12'0") x 3.63m (11'11")

A super Magnet, fitted kitchen comprising; a range of light oak fitted wall units to include a plate rack, matching base units with wood block work tops above, and pull out spice shelving. Feature tiled recess, with timber beam above, housing a Rangemaster cooker, hob with four standard burners and a large burner ideal for large pans or a wok. Space and plumbing for dishwasher. Stainless steel, twin bowl sink unit with mixer taps, modern, wall mounted radiator. Feature wall tiling. Original, oiled wooden floorboards. Beamed walkway to:-

Dining-Garden Room 5.36m (17'7") x 2.39m (7'10")

A super room, with breathtaking views of the Golden Valley. Three large double glazed, sealed unit windows to the rear. Door to side. Large sky lights, with built in blinds. Lovely wood flooring. Radiators.

First Floor

Landing

Double glazed window to side. Original wood panel door. Door giving access to wooden staircase, to second floor.

Bedroom Two 3.78m (12'5") x 3.66m (12'0")

Double glazed window to rear, with stunning views.

Bedroom Three 3.66m (12'0") x 3.23m (10'7")

Double glazed window to front.

Shower Room

Double glazed window to rear. Walk-in glazed shower cubicle, with chrome folding doors. Low level WC. Pedestal wash hand basin. Heated towel rail.

Family Bathroom

Double glazed window to front. White suite, comprising, panel bath with shower over, low level wc, pedestal wash hand basin and a bidet. Part tiled walls. Heated towel rail.

Second Floor

Master Bedroom 5.79m (19'0") x 4.88m (16'0")

Double glazed window to rear, with beautiful panoramic views of the Golden Valley, and Minchinhampton common. Built-in wardrobes and cupboard. Wall light points. Feature wooden floor.

Outside

Off road parking space for one car. Steps lead down from the road to a gate that gives access to No 21. There are shrubs, plants and trees to the front.

Footpath and gate to the side of the house, gives access to a fabulous South facing, rear garden, measuring roughly 120` in depth, well stocked with an abundance of mature, shrubs, trees and plants. A patio area off the garden room, provides a sun trap on a sunny day and a perfect place to relax and take in the views. Decked sun terrace to rear of garden room. Lawned areas. Sleeper steps and a footpath run down the length of the garden. To complete the picture, there is a greenhouse, pond and fruit trees.

Selling Agent

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Local Authority

Stroud District Council - Band C

Directions

For SAT NAV use: GL5 2RP

Leave Stroud via the A419 London Road heading towards Brimscombe/Cirencester. Continue through Bowbridge and Thrupp. Take the left hand turning into Toadsmoor Road, signposted to Bussage/Eastcombe, after a few hundred metres, turn left into Bourne Lane. Number 21 will be found on the left hand side towards the top of the hill.

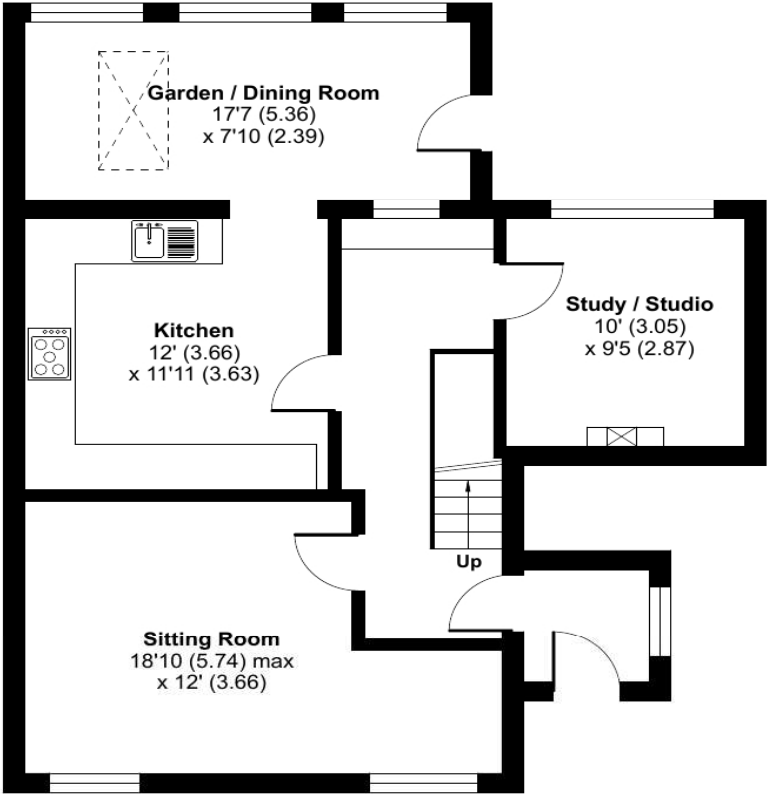
Bourne Lane, Brimscombe, Stroud, GL5

Approximate Area = 1451 sq ft / 134.8 sq m
Limited Use Area(s) = 47 sq ft / 4.3 sq m
Total = 1498 sq ft / 139.1 sq m

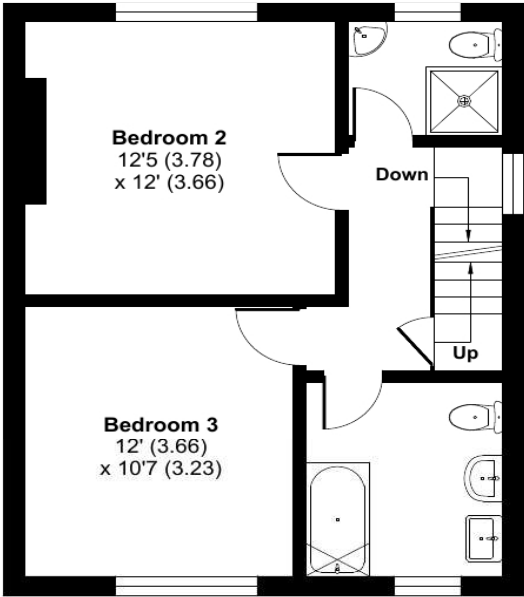
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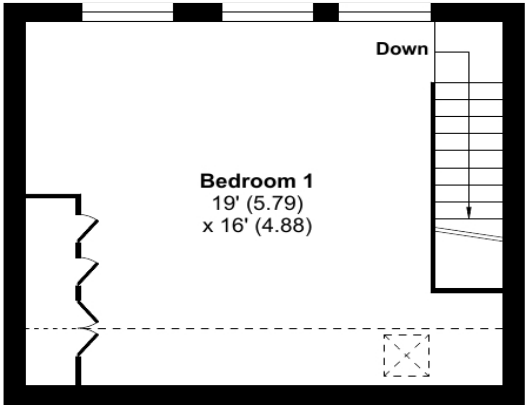
Denotes restricted head height



GROUND FLOOR



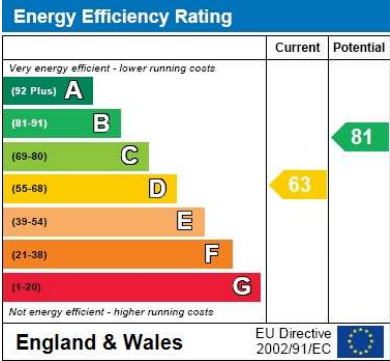
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sawyers Estate Agents. REF: 1007500



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