



**SawyerS**  
Sales & Lettings

**3 The Old Vat House, London Road, Thrupp  
Stroud, Gloucestershire, GL5 2BN  
Price £149,500**



### 3 The Old Vat House, London Road, Thrupp, Stroud, Gloucestershire, GL5 2BN

**A well presented ground floor apartment with a bright, spacious layout and southerly aspect. Enjoying valley views, direct garden access via the living room, and a private entrance. A stylish home perfect for modern living. Double glazing & Gas central heating. No Chain.**

**Sawyers Estate Agents** are delighted to present this well presented, ground floor apartment, offering a bright and generous living environment. Boasting a southerly facing aspect, the property enjoys views towards the surrounding valleys. The apartment provides a stylish and comfortable home ideal for modern living. Private entrance.

#### **Accommodation**

The apartment comprises a welcoming entrance hall leading to a generous and bright living room with double glazed door opening onto the garden which creates a seamless indoor outdoor connection. The contemporary kitchen is perfect for modern lifestyles, and double bedroom. Separate shower room.

#### **Design and Features**

The property benefits from double glazing, gas central heating and broadband, ensuring comfort and connectivity for contemporary living. The property is offered with no onward chain, allowing for a smooth and straightforward purchase.

#### **Outside and Grounds**

Externally, the property boasts off road parking for up to two vehicles and a sunny front garden, mainly laid to gravel with mature shrubs adding character and charm. A communal drying area to the rear provides additional practicality.

#### **Location and Lifestyle**

Situated in the heart of Thrupp, just over two miles from Stroud town centre, this home enjoys easy access to local amenities, pubs, community spaces, and the beautiful Cotswold countryside. Excellent transport links include a nearby mainline station with a 90-minute direct service to London and close proximity to the M5 motorway.

Stroud is one of Gloucestershire's most sought-after market towns, set amidst the scenic Cotswold countryside and the convergence of the Five Valleys. Residents benefit from a mix of historic charm and contemporary amenities, including a bustling street market, shops, pubs, restaurants, and bistros. First-class schools cater to all age groups, while excellent local bus services and proximity to the M5 motorway provide convenient access to Gloucester, Cheltenham, and Bristol.

#### **Education and Connectivity**

There is a very popular and well regarded primary school (Thrupp School) within the village of within walking distance and Thomas Keble School in Eastcombe some 3 miles away. The area generally is well served by top rated schools for all age groups and benefits from a reliable local bus network. The nearby M5 motorway provides easy access to major cities, while Stroud's mainline railway station offers a direct, high speed service to London in approximately 90 minutes.

#### **Material Information**

Title Number: GR87086 Lease  
Title Number: GR99232 Freehold  
Tenure: Leasehold with share of Freehold  
Lease length: 990 years from 25th September 1985.  
(950 years remaining 2025)  
Ground Rent: £50 a year  
Maintenance Charges: £350 a year  
Pets: Pets permitted  
Management Company: The Old Vat House Management Co Ltd

Local Authority: Stroud District  
Council Tax Band: A  
Annual Price: £1,553.13 (2025/26)  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Conservation Area: No  
Listed: No  
Flood Risk: Very Low Risk  
Mobile coverage: EE, Vodafone, Three, O2 (Average)  
Broadband Speed: Basic 18 Mbps, Superfast, 80 Mbps, Ultrafast 1000 Mbps

(This information is subject to change and should be checked by your legal advisor)

#### **Selling Agent**

Sawyers Estate Agents  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP

01453 751647  
info@sawyersestateagents.co.uk

#### **Anti-Money Laundering (AML) checks**

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £12 inclusive of vat will be charged for each individual AML check conducted.

#### **Local Authority**

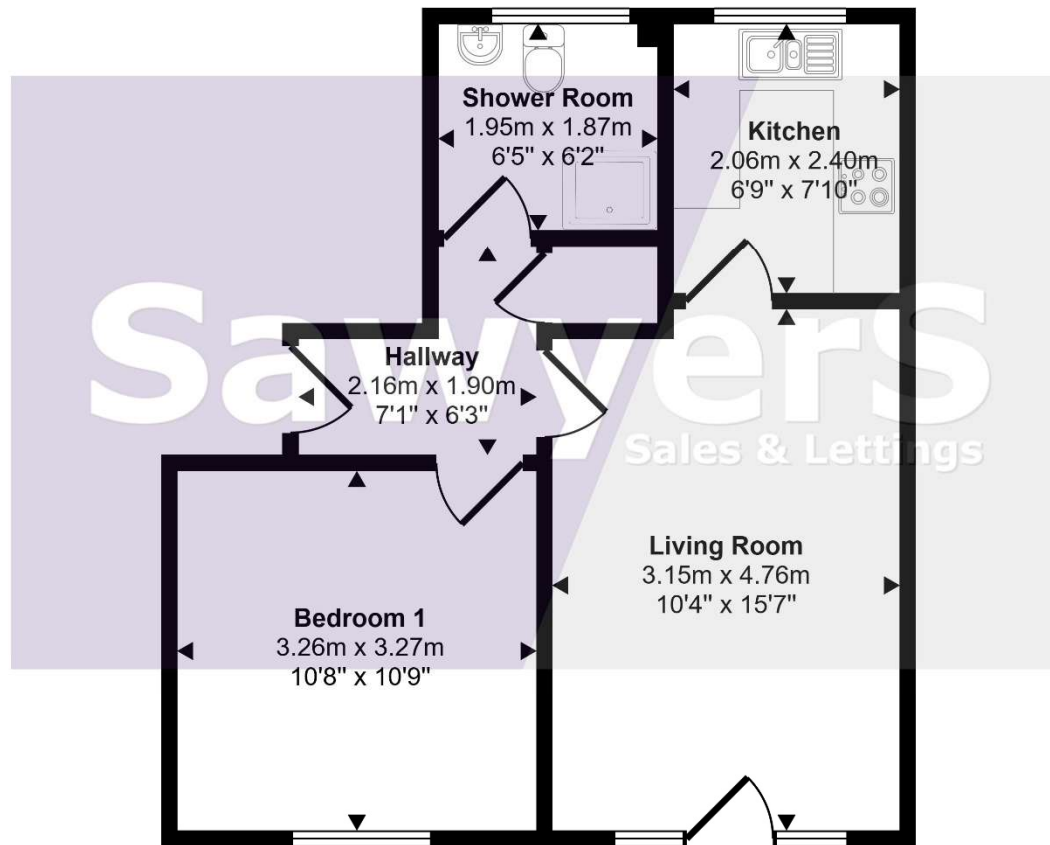
Stroud District Council - Band A

#### **Directions**

For SAT NAV use: GL5 2BN

From Stroud take the A419 London Road to Thrupp. Passing the former Wagon and Horses Public House, The Old Vat House will be found 100 yards further on your left, clearly identified by our For Sale board.

Approx Gross Internal Area  
40 sq m / 428 sq ft



Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	69	75
EU Directive 2002/91/EC		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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.



