



**SawyerS**  
Sales & Lettings

Flat 2, The Old Vat House, London Road, Thrupp,  
Stroud, Gloucestershire, GL5 2BN  
Price £165,000



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

**Generous and well presented two bedroom first floor apartment in Thrupp. Bright sitting/dining room, kitchen and shower room. Double glazing, gas heating, off road parking. The seller has secured a chain free onward property, helping to ensure a smooth sale.**

**Close to Stroud, schools, and transport.**

Sawyers Estate Agents are delighted to present this well presented, first floor apartment, offering a bright and generous living environment. Enjoying an elevated position with a light southerly aspect, the property benefits from pleasant views towards the surrounding valleys. This spacious two bedroom home provides a comfortable setting ideal for modern living. Private entrance.

## Accommodation

The apartment comprises a welcoming entrance hall leading to the first floor landing, bright and well proportioned sitting/dining room, kitchen, while two good sized bedrooms offer flexibility for guests, home working, or family living. A separate modern shower room completes the accommodation.

## Design and Features

The property benefits from double glazing, gas central heating and broadband connectivity, ensuring comfort and practicality for contemporary lifestyles. Juliet style Balcony. The seller has already secured a chain free onward property, helping to ensure a smooth and straightforward purchase for the incoming buyer.

## Outside and Grounds

Externally, the property offers off-road parking and space for a storage shed. A communal drying area to the rear provides additional convenience and usability.

## Location and Lifestyle

Situated in the heart of Thrupp, just over two miles from Stroud town centre, this home enjoys excellent access to local amenities, pubs, community spaces, and the stunning Cotswold countryside. Transport links are superb, with a nearby mainline station offering 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 at the convergence of the Five Valleys. Residents enjoy a blend of historic charm and modern amenities, including a vibrant street market, independent shops, pubs, restaurants, and bistros. First-class schools cater to all age groups, while excellent local bus services and swift access to the M5 provide convenient links to Gloucester, Cheltenham, and Bristol.

## Education and Connectivity

A popular and well-regarded primary school (Thrupp School) lies within easy walking distance, with Thomas Keble School in Eastcombe located approximately 3 miles away. The wider area benefits from a strong selection of highly rated schools for all ages and a reliable local bus network. The nearby M5 motorway ensures straightforward travel to major centres, while Stroud's mainline railway station provides a direct high-speed service to London in around 90 minutes.

## 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 £24 inclusive of vat will be charged for each individual AML check conducted.

**EPC:** Pending

## Material Information

Title Number: GR121480 Leasehold  
Title Number: GR99232 Freehold  
Tenure: Leasehold with share of Freehold  
Lease length: 999 years from 29th September 1985.  
(959 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

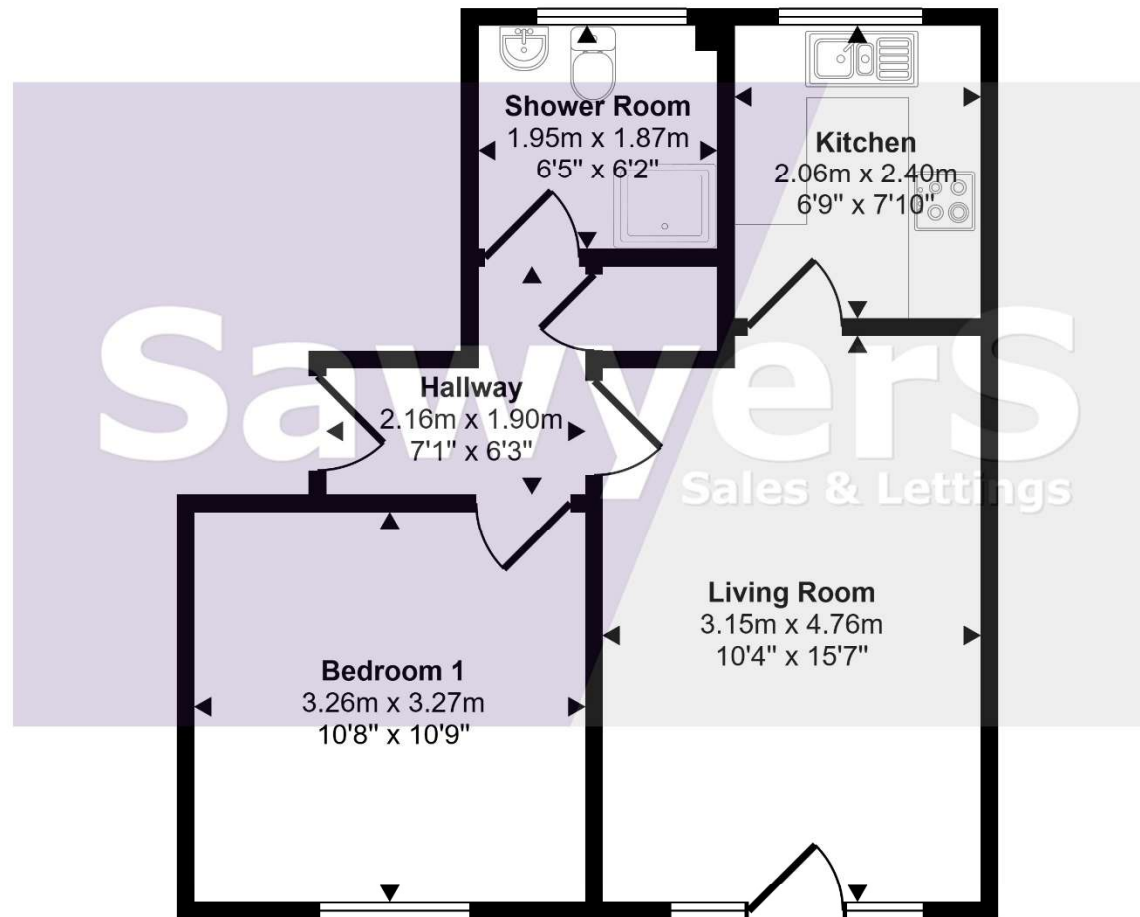
(This information is subject to change and should be checked by your legal advisor)

## Selling Agent

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Approx Gross Internal Area  
40 sq m / 428 sq ft



Floorplan

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.



