



110.000  
Call  
01292 250000

*A* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE



# THE OLD POST OFFICE, 265 WESTWARD ROAD, EBLEY, STROUD, GL5 4TN

## The Property

An attractive red brick period home with generous space arranged over three floors. A lovely mix of character and everyday practicality runs throughout, including stripped wooden doors, ornate coving, picture rails and exposed wooden beams in the attic, creating a home which feels welcoming, flexible and easy to live in.

A porch provides a useful space for boots and coats before stepping into the entrance hall, which boasts period features including an architrave and tiled flooring. From the hall, doors lead to the sitting room, snug, fitted dining kitchen, downstairs cloakroom/utility room, and stairs rise to the first floor.

A glazed wooden door opens to the sitting room, which sits to the front of the property with a sash window offering a wealth of natural light, finished with wooden flooring. The snug offers a cosy additional living space with a wood burner taking centre stage, perfect for cold winter evenings, with wood flooring completing the room. From here, an opening leads to the rear hallway providing access to the garden room and a further reception room, currently used as a home office but versatile as a playroom, study or games room, with a window looking into the garden room. French doors open out onto a terrace, perfect when working from home and wanting to connect to outside on a summer day.

The garden room is a bright and sociable area with plenty of space for both seating and dining, with exposed red brick feature walls and patio doors opening to the garden. A side door opens to the pathway accessed from the gate at the front of the property, ideal if your office requires separate access. French doors open to the fitted dining kitchen.

The fitted dining kitchen is well laid out with cream shaker style floor and wall units, wooden work surfaces, and appliances which include a Rangemaster cooker with five gas rings, two electric ovens and grill, extractor and dishwasher. A window looks out to the front and offers natural light. A breakfast bar sits at the far end of the kitchen, ideal for informal dining. There is space for a table and chairs, making this a true dining kitchen suited to everyday family life.

Stairs lead to the first floor landing with doors to all three bedrooms and a family bathroom.

The main bedroom sits to the front of the property with views to Randwick Woods and provides a comfortable double room with space for wardrobes and additional free standing furniture. Bedroom two and bedroom three are both doubles, ideal as a child's room or guest rooms. The four piece family bathroom completes the first floor accommodation, with bath, shower cubicle, vanity basin and low flush WC, with a window offering natural light.

Stairs continue to the attic level which provides a further flexible room currently used as a bedroom. Exposed beams and the vaulted ceiling add character, while a dormer window enjoys elevated views across surrounding rooftops and countryside. Please note this room does not meet current building regulations for use as a formal bedroom. For convenience, a cloakroom is also located on this level.

This is a truly flexible and versatile property offering space for the whole family to enjoy, with ease of access to Stroud and Stonehouse.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN

### AGENTS NOTE

The property is next door to the Bayliss Garage in Ebley.





## Outside

The rear garden offers a generous and well established outdoor space with a natural, mature feel. A paved terrace sits directly off the house, creating an ideal area for outdoor dining and seating, opening onto a lawn with a pathway leading through the garden.

Mature planting, established fruit trees including fig, apple and mulberry, and enclosed boundaries provide privacy and structure, while the different sections allow space for entertaining, gardening and family use. A further area of the garden features a pond and planted borders, adding character and creating a peaceful setting. Timber garden storage is positioned towards the rear.

The property also benefits from a garage en-bloc across the road, providing secure parking or useful storage, with space for one vehicle alongside room for bikes and equipment. On road parking to the front of the property allows convenient day to day access, complementing the garage and overall outdoor space.



## Useful Information

**Tenure:** Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band D and EPC rating D





## Location

The Old Post office is situated less than 100 metres from the restored Stroudwater Canal, offering an immediate connection to the area's waterside charm. Close by, Ebley Mill sits proudly on the banks of the River Frome. Originally built in 1818 as a woollen mill and now a Grade II listed landmark, it is home to Stroud District Council and forms the heart of Ebley Wharf. Rebuilt in 2013, the Wharf has developed into a vibrant community with a central square with a beautiful water backdrop that provides the perfect setting for the popular Kitsch café and wine bar. The canal path is ideal for both walking and cycling, linking Stroud and Stonehouse while providing a wonderfully relaxed atmosphere.

Stroud itself is renowned for its distinctive bohemian character and rich cultural scene. Independent shops line the streets alongside celebrated venues for arts, crafts and music, with the award-winning weekly farmers' market drawing visitors from across the region and widely regarded as one of the oldest of its kind. The recently redeveloped Five Valleys indoor market and shopping centre, inspired by London's Borough Market, adds further vibrancy with a mix of designer brands, world cuisine and local artisan producers.

For those needing to travel further afield, the area is exceptionally well connected. There are direct rail links to London Paddington and easy access to the M5 motorway, making commuting straightforward. Families are also well catered for with an excellent choice of schools, from two state grammar schools and a mixed secondary comprehensive to the SCS Stroud Campus, alongside a selection of highly regarded private schools.



## Directions

From the centre of Stroud outside the Ecotricity building follow the A419 Cainscross road up to the island and take the second exit. Stay in the left hand lane straight over the traffic lights onto B4008 Westward road. Follow this road until you approach two set of traffic lights. Straight over both sets of lights, Follow the Road towards Stonehouse and you will see the car garage on the left hand side and an Italian Restaurant on the right. The property is located on the Right immediately after the garage as denoted by our sale board  
///cutback.unspoiled.thankful



**Approximate Gross Internal Area 1986 sq ft - 184 sq m  
(Excluding Garage)**

Ground Floor Area 1049 sq ft – 97 sq m  
 First Floor Area 559 sq ft – 52 sq m  
 Second Floor Area 378 sq ft – 35 sq m  
 Garage Area 133 sq ft – 12 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(54-68)	D	63	
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01453 703303  
 homes@ajeaglos.co.uk  
 www.ajeaglos.co.uk  
 rightmove



If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. **IMPORTANT NOTICE:** AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.