



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE

108 GLOUCESTER ROAD
GLOUCESTER GL1 2JH



4 FROME GARDENS, CAINSCROSS, STROUD, GL5 4LE

The Property

This well-proportioned four-bedroom semi-detached family home has been lovingly enjoyed by the same family for over 35 years and carefully maintained throughout that time. Offering generous and versatile accommodation arranged over two floors, the property provides a wonderful opportunity for a new family to settle in and make it their own, with scope to introduce their own style and personal touches over time. Situated within the popular Frome Gardens area, the house enjoys a particularly pleasant position with lovely open views to the front across the canal and adjoining playing fields, whilst picturesque canalside walks connecting Stonehouse, Ebley and Stroud are quite literally on the doorstep. OFFERED TO THE MARKET WITH NO ONWARD CHAIN

To the front, a driveway provides off-road parking for two vehicles and leads to the integral single garage, complete with an electric door. A pathway leads to the entrance, whilst a wooden gate to the side provides convenient access through to the rear garden.

Stepping inside, the entrance hall provides access to the fitted kitchen, dining room and sitting room, creating a practical and welcoming introduction to the home. A conveniently positioned cloakroom is fitted with a WC and wash hand basin, whilst a useful understairs cupboard offers valuable storage for coats, shoes and everyday household essentials.

The sitting room is a particularly lovely space, positioned to the front of the house to take full advantage of the attractive outlook across the canal and playing fields beyond. A striking floor-to-ceiling window fills the room with natural light, creating a bright and relaxing setting in which to unwind whilst enjoying the changing scenery throughout the seasons.

To the rear of the property, the fitted kitchen offers a practical arrangement of wall and base units with generous worktop space and a range of appliances including a larder fridge and freezer, dishwasher, washing machine and freestanding electric cooker. A glazed door opens directly onto the rear garden, providing an easy connection to the outside space.

Adjoining the kitchen, the dining room is a wonderfully proportioned space, ideal for everything from relaxed family meals to entertaining friends and relatives. Patio doors open onto the rear terrace and garden, allowing natural light to flow into the room and creating a lovely connection between indoors and out during the warmer months. Stairs rise from the dining room to the first-floor accommodation.

The first-floor landing provides access to all four bedrooms, together with the family bathroom and separate shower room. A loft hatch also provides access to the roof space.

Bedroom one is a generous double room situated to the front of the property, enjoying delightful elevated views across the canal, playing fields and mature trees, with the rolling countryside providing a beautiful backdrop in the distance. The room also benefits from built-in wardrobes and a fitted dressing table, offering plenty of practical storage.

Bedroom two is another comfortable room, positioned to the rear with a pleasant outlook over the garden. This room also benefits from a built-in airing cupboard, providing useful additional storage.

Bedroom three enjoys a front-facing position, again making the most of the open outlook, and is fitted with a built-in wardrobe and dressing table. Bedroom four overlooks the rear garden and benefits from two built-in wardrobes, making it a versatile space equally suited to use as a bedroom, nursery or home office.

Completing the first-floor accommodation are both a family bathroom and a separate shower room, a particularly practical arrangement for busy family life. The family bathroom is fitted with a panelled bath with shower over, wash hand basin set within a vanity unit and WC, with tiled walls and a window providing natural light.

The separate shower room offers further convenience and is fitted with a shower enclosure, wash hand basin, WC and heated towel rail, together with a window allowing





Outside

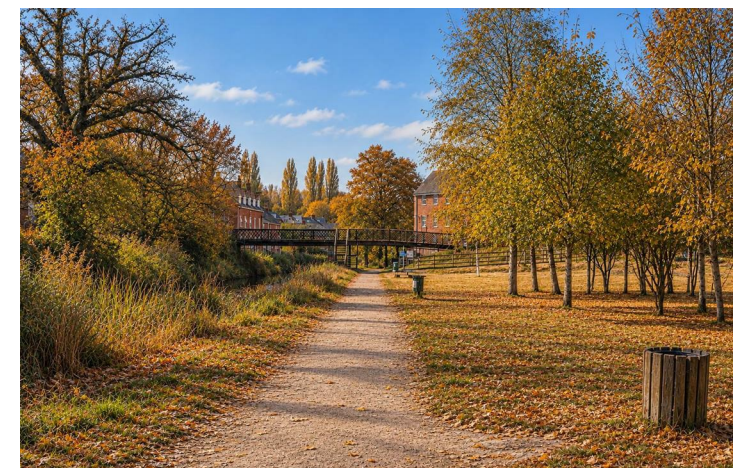
To the rear of the property, the garden is a delightful outdoor space, thoughtfully arranged over several levels with a variety of areas to sit, relax and enjoy the surroundings. Immediately adjoining the house, a paved terrace provides an inviting setting for outdoor dining, morning coffee or simply enjoying the garden during the warmer months.

Steps lead gently upwards through established planting, colourful borders and mature greenery, giving the garden a lovely sense of character and interest as it unfolds. Further seating areas are tucked away at different levels, offering peaceful spots to sit and enjoy the changing seasons.

At the top of the garden stands a timber garden cabin with a small decked frontage, providing a versatile space for storage, hobbies or simply enjoying a little time away from the main house. (Please note that the decking requires replacing.)

The garden offers a wonderful opportunity for those who enjoy spending time outdoors, with an appealing mix of established planting, interesting levels and private seating areas. An outside water tap is conveniently positioned to the side of the property.

Overall, this much-loved family home offers an excellent balance of generous living accommodation, four bedrooms and a charming, established garden. With its lovely outlook across the canal and playing fields, together with easy access to picturesque waterside walks and the amenities of Stonehouse, Ebley and Stroud, the property presents an exciting opportunity for its next owners to create a home of their own in this well-regarded location.



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 C



Location

Cainscross, is perfectly positioned for easy access to Stroud town centre and the surrounding Cotswold villages. Excellent transport connections include Stroud Railway Station just over a mile away, with direct services to London Paddington, Gloucester, Cheltenham and Swindon. The M5 motorway is also within a short drive via Junction 13, and regular local bus routes link Cainscross with Stroud, Stonehouse and Gloucester.

Everyday shopping needs are well catered for with local stores and a post office within walking distance, while Stroud town centre is only a few minutes away by car. Here you'll find supermarkets, independent shops, cafés, and the award-winning Stroud Farmers' Market, offering fresh local produce each week.

Families benefit from access to a range of well-regarded schools including Archway School, Stroud High School and Marling Grammar, alongside several nurseries and early years settings nearby.

Leisure opportunities are abundant, with the Stroudwater Canal close at hand providing scenic walks and cycle routes. Stratford Park is also nearby, offering a leisure centre, swimming pool, museum and acres of green open space. For those who love the outdoors, the wider Cotswold countryside is on the doorstep, providing endless walking, cycling and exploring opportunities.



Directions

From the central island in Stroud, take the A419 towards Cainscross, passing Malvern Tyres and The Range. Continue along this road, with Stroud High School and Marling School on your right. Proceed to the roundabout known as Cainscross roundabout and take the second exit. Continue straight ahead through the traffic lights. Just before Scarlett House Care Home on the left, turn left into Frome Gardens. Follow the road as it bends to the right. The canal runs along the left hand side. Number 4 will be found on the right hand side. Please note there is no For Sale board outside the property ///cubed.talked.statue

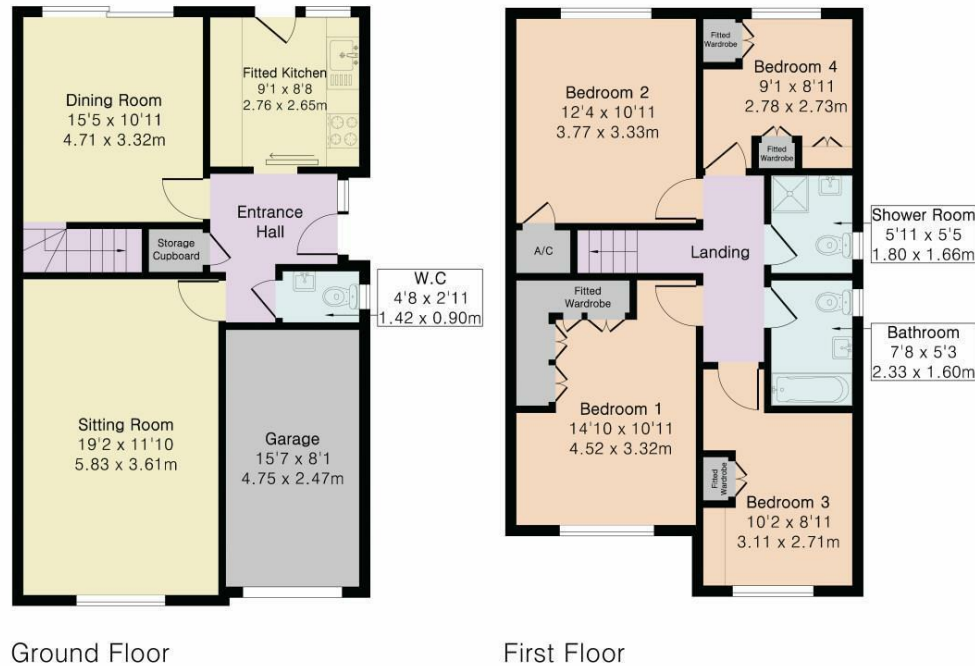
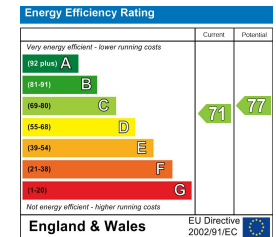


**Approximate Gross Internal Area 1222 sq ft - 113 sq m
(Excluding Garage)**

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 658 sq ft – 61 sq m

Garage Area 126 sq ft – 12 sq m



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

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

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.