



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE



# 4 FROME GARDENS, CAINSCROSS, STROUD, GL5 4LE

## *The Property*

This well proportioned semi detached family home has been enjoyed by the same family for over 35 years and has been carefully maintained throughout that time. The property offers generous accommodation arranged over two floors, providing a comfortable layout suited to family living while also offering scope for a new owner to update and personalise to their own taste. Positioned within the popular Frome Gardens area, the house enjoys a pleasant outlook to the front across the canal and nearby playing fields, with lovely canal side walks linking Stonehouse, Ebley and Stroud close by. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

To the front of the property a driveway provides parking for two cars and leads to the integral single garage which benefits from an electric door. A path leads to the front entrance and a wooden gate to the side provides access through to the rear garden.

The side door opens into a welcoming entrance hall which provides access to the fitted kitchen, dining room and sitting room. A cloakroom is conveniently positioned just off the hall and is fitted with a WC and wash hand basin. There is also a useful under stairs cupboard providing practical storage for coats and everyday household items.

The sitting room is positioned to the front of the property and enjoys a lovely open outlook across the canal and playing fields beyond. A floor to ceiling window allows natural light to flood the room while making the most of the attractive view, creating a bright and comfortable space for everyday living.

To the rear of the property sits the fitted kitchen which offers a range of wall and base units with worktop space and appliances to include a larder fridge and freezer, dishwasher, washing machine and free standing electric cooker. A glass door from the kitchen leads directly out to the garden, making it easy to step outside and enjoy the garden during the warmer months.

The dining room is positioned alongside the fitted kitchen and offers a generous space for family meals and entertaining. Patio doors open out onto the rear terrace and garden beyond, allowing the inside and outside space to flow nicely together during the warmer months. Stairs from the dining room rise to the first floor accommodation.

Upstairs the landing provides access to all four bedrooms along with the family bathroom and separate shower room. There is also a loft hatch positioned on the landing providing access to the roof space.

Bedroom one is a spacious double room positioned to the front of the property and enjoys a lovely open outlook across the canal and the playing fields beyond, with views stretching across mature trees and towards the rolling countryside in the distance. The room benefits from built in wardrobes and a fitted dressing table, providing excellent storage and dressing space.

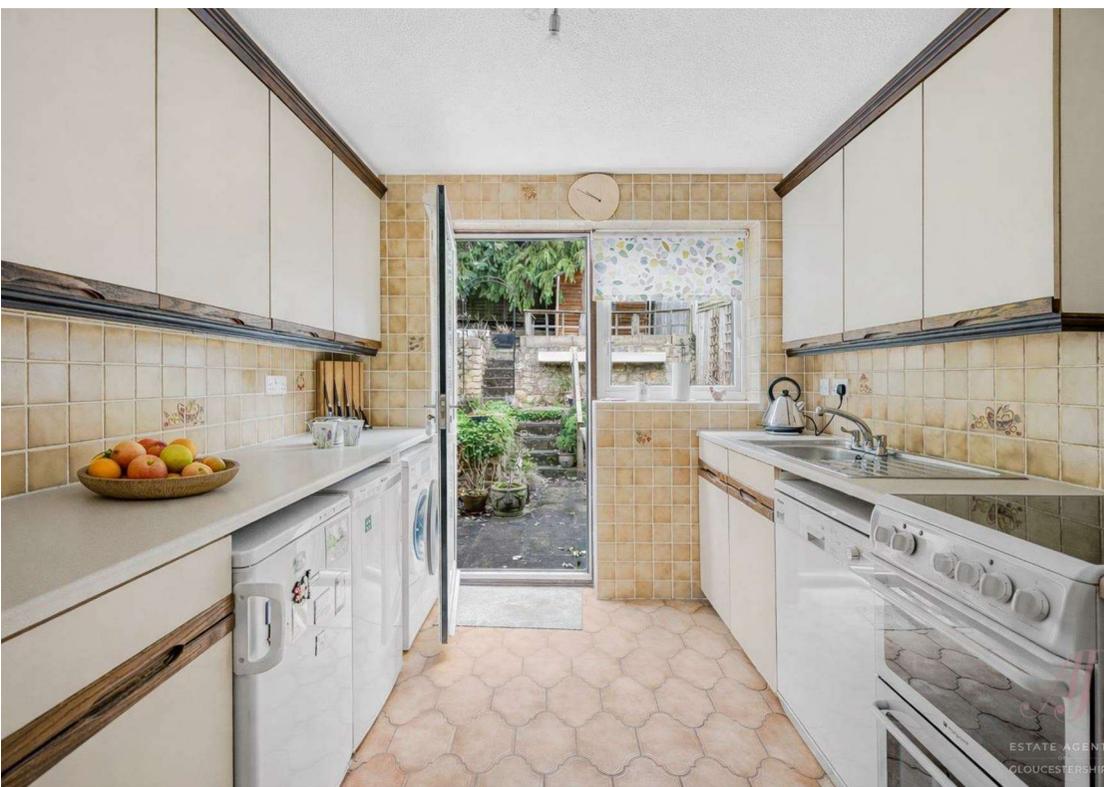
Bedroom two sits to the rear of the property overlooking the garden and benefits from a built in airing cupboard which also provides useful additional storage. Bedroom three is located to the front of the house and offers a comfortable room with a built in wardrobe and fitted dressing table. Bedroom four is to the rear of the property overlooking the garden. This room benefits from two built in wardrobes providing useful storage.

The accommodation is completed by both a family bathroom and a separate shower room. 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 allowing natural light into the room. The separate shower room is fitted with a shower enclosure, wash hand basin and WC along with a heated towel rail and window providing natural light.

### AGENTS NOTE

Please note bedroom one and bedroom two currently have no beds in place. We have included some images to show how these rooms could look with furniture in position.





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## Outside

To the rear of the property the garden provides a charming outdoor space arranged over several levels, creating a number of areas to enjoy throughout the seasons. Immediately outside the house is a paved terrace providing space for outdoor seating and dining. Steps lead up through planted beds and established greenery, creating an attractive and characterful garden.

Further up the garden there are additional seating areas offering quieter spots to relax and enjoy the surroundings. At the top of the garden sits a timber garden cabin with a small decked frontage which provides useful storage or hobby space. (Please note the decking requires replacing.)

The garden offers a pleasant setting with a variety of planting throughout and also benefits from an outside water tap positioned to the side of the property.

Overall, this is a well proportioned family home offering a good balance of living space and four bedrooms, with a layout which works well for everyday family life. Positioned in a well regarded location, the property is close to the amenities of Stroud, Ebley and Stonehouse, with canal walks and open green spaces close by.



## 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.



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## 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



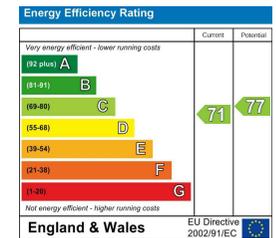
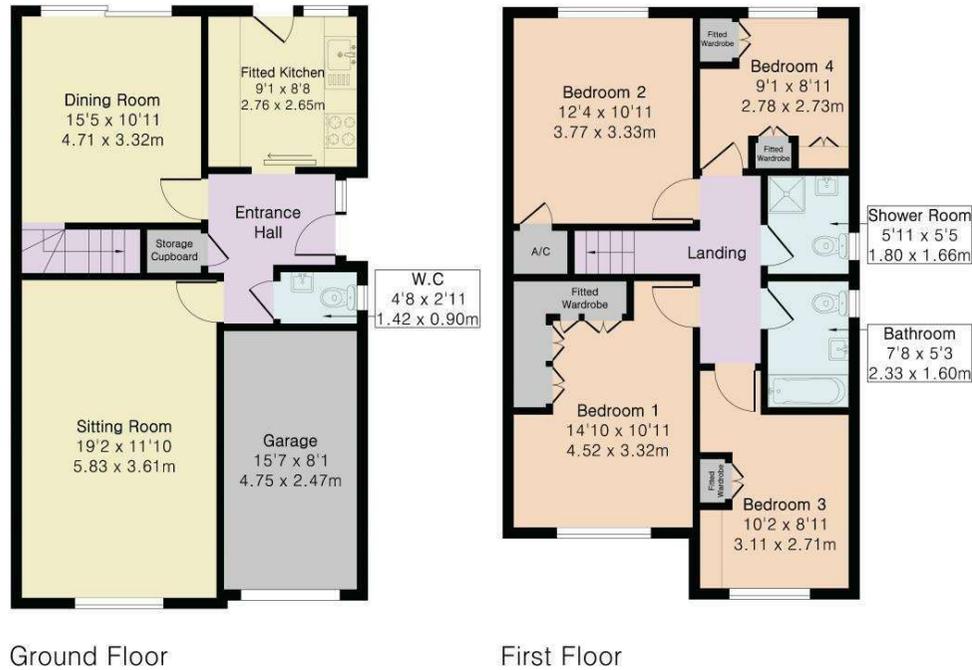
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**Approximate Gross Internal Area 1222 sq ft - 113 sq m  
(Excluding Garage)**

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



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